



Horndon-On-The-Hill £475,000



## Swan Cottage, High Road, Horndon-On-The-Hill, Essex, SS17 8LD

A CHARMING GRADE II LISTED COTTAGE CIRCA EARLY 19TH CENTURY SITUATED IN THE HEART OF THIS HISTORIC VILLAGE WHICH OFFERS THREE GOOD SIZED BEDROOMS, ONE EN-SUITE, TWO RECEPTION ROOMS ALL WITH AN ABUNDANCE OF CHARACTER. EPC: EXEMPT.

❖ ENTRANCE HALL

❖ DINING ROOM

❖ LOUNGE

❖ THREE BEDROOMS

❖ FAMILY BATHROOM

❖ COURTYARD GARDEN

❖ KITCHEN

❖ CLOAKROOM

❖ LANDING

❖ EN-SUITE SHOWER ROOM

❖ GARDEN

❖ VILLAGE LOCATION



## **RECEPTION HALL**

Slate tiled floor. Door to:

## **ENTRANCE HALL**

Hard wood door to entrance hall. Radiator. Slate tiled floor. Base and eye level units with complimentary work surfaces. Integrated dish washer, fridge and freezer. Power points.

## **CLOAKROOM**

Stained wood flooring. White suite comprising of low flush W.C. Wall mounted wash hand basin with tiled splashback.

## **KITCHEN** 12' 10" x 12' 1" (3.91m x 3.68m)

Sliding sash window to rear. Radiator. Exposed timbers to ceiling and walls. Tiled flooring. A range of base and eye level units with complimentary work surfaces. Inset Butler style sink. Built in oven and hob. Stairs to first floor.

## **DINING ROOM** 14' 2" x 11' 10" (4.31m x 3.60m)

Window to front. Radiator. Beamed ceiling. Slate tiled flooring. Power points. Feature fireplace with exposed brickwork and log burner. Radiator.



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### **LOUNGE** 12' 7" x 11' 5" (3.83m x 3.48m)

Twin French doors to garden. Half glazed door to courtyard. Inset lighting ceiling with Lantern roof. Power points. Stained wood flooring. Log burner.

### **LANDING**

Sliding sash window to rear. Built in cupboard.

### **BEDROOM ONE** 18' 3" x 10' 4" (5.56m x 3.15m)

Two secondary double glazed sliding sash windows to front. Radiator. Stained wood flooring. Power points. Built in double wardrobes with hanging and shelf space. Feature cast iron fireplace.

### **BEDROOM TWO** 12' 1" x 10' 2" (3.68m x 3.10m)

Secondary double glazed sliding sash window to rear. Radiator. Fitted carpet. Power points.

### **SECOND FLOOR LANDING**

Stained wood flooring.



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### **BEDROOM THREE** 17' 7" x 6' 0" (5.36m x 1.83m)

Window to front. Radiator. Fitted carpet. Power points.

### **EN-SUITE**

Heated towel rail. Vinyl flooring. Low flush W.C. Pedestal wash hand basin. Shower with mixer shower over.

### **BATHROOM**

Window to rear. Heated towel rail. Inset lighting to ceiling. Stained wood flooring. White suite comprising of free standing roll top bath with ball and claw feet. Vanity wash hand basin with cupboard under and tiled splashback. Concealed cistern W.C.

### **REAR GARDEN**

Immediate paved patio leading to lawn with raised flower and shrub borders. Summer house with power and light. Further paved patio to rear.

### **COURTYARD**

Paved courtyard garden.





**PROPERTY DETAILS**

Thurrock Council tax band: D. EPC: Exempt. Tenure: Freehold. The property is Grade II listed and in the Conservation area of Horndon On The Hill.

**AGENTS NOTES**

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.**

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



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