

Birches View, Great Burches Road, Thundersley, SS7 3NE



GUIDE PRICE £1,100,000

WILLIAMS & DONOVAN are privileged to offer for sale this impressive four bedroom detached bungalow located in a highly sought after semi-rural location. This property occupies a plot of approx. 4 acres and would suit someone with equestrian needs, having 6 stables, a ménage, barn and various other outbuildings. The property benefits from having CCTV and intruder alarms; also has planning permission for an annex and must be viewed to fully appreciate the scope and potential offered. EPC rating - D. Our ref: 12453

Directions: Proceed from our office, left along the High Road. Take the 4th turning on the right into Kents Hill Road and continue to the traffic lights at the junction with the A13. Turn right onto the A13 and continue up Bread & Cheese Hill. At the top of the hill, take the 2nd turning on the left into Kenneth Road. Continue to the mini roundabout and turn right into Hart Road. Continue past the White Hart PH, and then take the 2nd turning on the left on the corner into Common Approach. Bear left into Great Burches Road by Thundersley Common, and continue into Burches Road for approx. ¼ of a mile.



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Accommodation comprises:

Entrance via obscure glazed door to:

RECEPTION HALL

Radiator. Doors to:

LOUNGE 22' x 11' 6" (6.71m x 3.51m)

Beamed and textured ceiling. Double glazed lead light bay window to front aspect. Further window to front. Feature brick built fireplace. Radiator.



KITCHEN/DINER 18' 2" x 11' 6" (5.54m x 3.51m)

Textured ceiling. Double glazed lead light window to rear aspect. Double glazed patio door providing access to and overlooking REAR GARDEN. Wall and base level units with decorative edged working surfaces. Tiled splash back. Inset one and a half bowl sink with matching mixer tap. Integrated gas hob with extractor hood over. Integrated twin electric oven. Integral fridge. Radiator.



UTILITY ROOM 9' 7" x 5' 10" (2.92m x 1.78m)

Textured ceiling. Double glazed lead light window to rear aspect. Base level units. Inset stainless steel sink. Wall mounted gas boiler. Space and plumbing

for washing machine. Space for tumble drier. Airing cupboard housing hot water cylinder. Vinyl flooring.

BEDROOM ONE 14' 5" x 13' 9" approx (4.39m x 4.19m)

Coved and textured ceiling. Double glazed lead light bay window to rear aspect overlooking REAR GARDEN. Double glazed lead light window to side. Range of built in wardrobes, drawers and vanity mounted wash hand basin. Two radiators.



BEDROOM TWO 11' 5" x 11' (3.48m x 3.35m)

Coved and textured ceiling. Double glazed lead light window to front aspect. Radiator.



BEDROOM THREE 11' 7" x 11' 2" (3.53m x 3.4m)

Coved and skimmed ceiling. Double glazed lead light window to front aspect. Radiator.

BEDROOM FOUR/STUDY 8' 3" x 7' 9" (2.51m x 2.36m)

Coved and textured ceiling. Double glazed lead light window to side aspect. Radiator.

BATHROOM 8' 10" x 6' 10" (2.69m x 2.08m)

Textured ceiling. Obscure lead light double glazed

window to rear aspect. Four piece white suite comprising close coupled w/c, pedestal mounted wash hand basin, shower cubicle and panelled bath. Towel rail combination radiator. Tiled walls. Tiled floor.

CLOAKROOM

Textured ceiling. Obscure double glazed window to rear aspect. Two piece white suite comprising close coupled w/c and wall mounted wash hand basin. Tiled splash back.

OUTSIDE OF PROPERTY:

As previously stated, this property is situated within an overall plot measuring approx. 4 acres. Formal REAR GARDEN with mature trees and shrubs. Field measuring approx. 3 and a quarter acres. 6 stables. Ménage, measuring 30m x 20m, with cockleshell coverage. Further outbuildings including barn, tack room, garage and storage areas.



Agent's Note: This property has mains gas, electricity and water, and a septic tank.

The planning approval for proposed annex accommodation can be viewed at **Castle Point Borough Council's planning portal** under reference: **16/0890/FUL**



TOTAL APPROX. FLOOR AREA 1380 SQ.FT. (128.2 SQ.M.)
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.