



Redcot Magpie Lane
Little Warley

MEACOCK & JONES

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MEACOCK & JONES

A quite delightful country house situated in magnificent rural surroundings with far reaching views across open countryside and located in a very attractive position within the village of Little Warley. The town centres of Shenfield and Ingatestone with Mainline Railway travel and good schooling are both only a short drive away. Offered to the market with no onward chain, this family home will provide a marvellous opportunity to add value and improve, in a prime village location.

Offers over £900,000



A painted wood panelled door with obscure glazed inserts opens to the:-

ENTRANCE HALL

An open tread suspended staircase rises to the first floor landing. Radiator. Coved cornice to ceiling. A UPVC double glazed window faces the front elevation. An obscure glazed leaded light window with stained glass insert illuminates the stairwell. Doors open to:-

DRAWING ROOM 24'6 x 12'6 (7.47m x 3.81m)



A bright, spacious and imposing room with windows that face three elevations. A central focal point is an ornate wooden carved fireplace incorporating a coal effect fire with decorative tiled surround. Coved cornice to ceiling. Decorative ceiling rose. Dado rail. Two radiators.

KITCHEN 10'2 x 8'7 (3.10m x 2.62m)



A well appointed kitchen fitted with a range of cream units that comprise base cupboards, drawers and matching wall cabinets with concealed downlighting along three walls. One and a quarter bowl stainless steel single drainer sink unit with Victorian style mixer tap and coloured tiled splashbacks above. Stainless steel four ring gas hob. Beko fan assisted oven to remain. Tiling to the floor. UPVC double glazed window to rear elevation. Radiator. Recess for refrigerator. Glazed door to conservatory.

CONSERVATORY 15'8 x 8' (4.78m x 2.44m)



A most pleasant addition offering panoramic views of the extensive well tended southerly rear garden. A UPVC double glazed stable style door leads to the rear garden terrace. Two radiators. Built-in units comprise drawers and cupboards with a roll edge worktop fitted over.

DINING ROOM 15' x 11'7 (4.57m x 3.53m)



An excellent room conveniently situated adjacent to the kitchen and connected with a most useful serving hatch. A UPVC double glazed bay window faces the front elevation and provides extensive views of surrounding countryside. Two radiators. Coved cornice to ceiling. Dado rail. Double glazed sliding patio doors lead to the southerly rear garden terrace and provide excellent views of the mature and spacious surrounding gardens. Wood effect flooring. Door to:-

FAMILY ROOM/BEDROOM FOUR 11'4 x 8'1 (3.45m x 2.46m)



A window overlooks the front garden and open countryside beyond. Two radiators. UPVC double glazed leaded light window with stained glass faces the side elevation. Access to loft storage. A door opens to the:-

UTILITY/SHOWER AREA

An excellent companion to the kitchen. Fitted with a tall larder cupboard with contrasting roll edge worktop adjacent. Space for free standing fridge/freezer and tumble drier. UPVC double glazed lead light window with stained glass insert to the side aspect. Tiling to floor. The utility area is open to the shower area. This contains a close coupled WC and wall mounted wash hand basin. Tiling to floor and partial tiling to walls with decorative border. UPVC obscure double glazed window to the rear with adjacent UPVC obscure double glazed door that leads to the rear garden sun terrace. Continuation of tiling to floor from utility area. Extractor fan. Heated towel rail.

FIRST FLOOR LANDING

Access to loft storage. Radiator. Door to airing cupboard fitted with hot water cylinder and slatted shelving and incorporating meters and fuse box. A

UPVC double glazed window offers elevated views of the extensive surrounding countryside. Doors open to:-

MASTER BEDROOM 16'1 x 11'8 (4.90m x 3.56m)

A bright dual elevation bedroom fitted with UPVC double glazed windows that overlook the extensive countryside to the front of the property and southerly surrounding gardens to the rear. Two radiators. Coved cornice to ceiling with decorative ceiling rose. Dado rail. Vanity wash hand basin with mixer tap. Cupboards below and tiled splashbacks above.

BEDROOM TWO 13'1 x 12'6 (3.99m x 3.81m)



This room is illuminated by UPVC double glazed windows to the front and side elevations. Radiator. Floor to ceiling wardrobes with mirrored doors provide extensive hanging and shelving space.

BEDROOM THREE 7' x 12' (2.13m x 3.66m)



Like all other bedrooms, this bedroom is dual elevation and has been fitted with large UPVC double glazed windows that face the rear and side elevations. Radiator. Vanity wash hand basin with cupboards below and tiled splashbacks over. Fitted wardrobes with cupboards above.

FAMILY BATHROOM

Comprising a panel enclosed corner bath with wall mounted shower attachment. Vanity wash hand basin with cupboards below. Close coupled WC. Bidet. Tiling to full ceiling height with decorative border. Radiator. Extractor fan. UPVC frosted double glazed window to rear elevation.

REAR GARDEN

This very interesting and delightful property is situated off a quiet country lane and has gardens to the rear and either side together with a small area of lawn to the front. The views from the front and rear are exceptional and one can see for many miles. The gardens mostly are planted to lawn interspersed with a variety of mature trees. As previously mentioned the rear garden has a southerly elevation, so is in sunshine throughout the entire day. The rear garden measures 150' in depth by 69' in width. The overall plot measures 0.32 acre and faces due south. To the rear of the dining room is a paved terrace and from the conservatory is a second paved terrace from which beneath a pergola, a step descends to an extensive lawn area. The garden has been planted with a mature array of shrubs, plants and trees, many of which are spring flowering. Two garden sheds, two greenhouses and summerhouse to remain. To the

centre is a pergola below which is a large feature sunken ornamental pond with paved surround and seating area adjacent. Two UPVC double glazed doors to both the rear and side open to the garage from the rear garden. Outside tap. Access to the front of the property through a wrought iron gate.

FRONT GARDEN

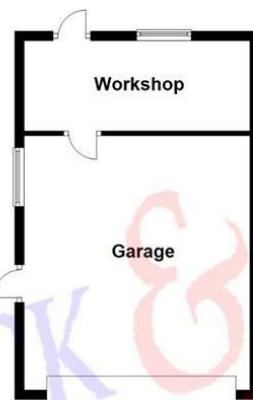
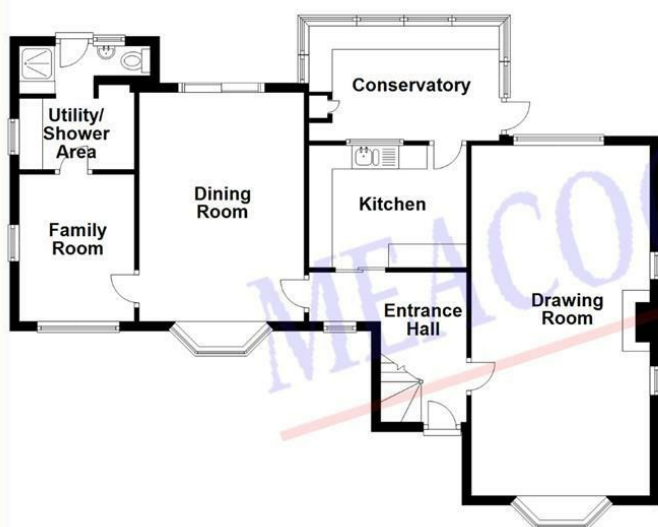
The front garden has been principally laid to lawn and provides an open aspect towards extensive open countryside. Driveway to detached garage. A pathway leads to the front door. A raised flowerbed to the front of the property provides colour and interest.



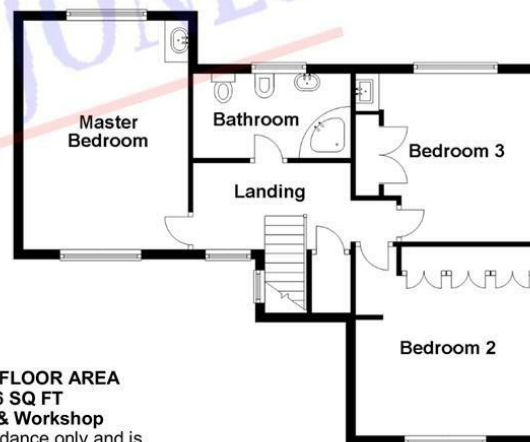




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA
152 SQ M 1636 SQ FT

Excluding Garage & Workshop

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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