



Pudsey Hall Lane | Canewdon | Rochford | SS4 3RY

Guide Price £1,000,000

bear
Estate Agents

Guide Price £1,000,000 - £1,100,000

Welcome to this charming detached bungalow located on Pudsey Hall Lane in the picturesque village of Canewdon, Rochford. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or visiting guests.

STPP there is the potential to add extra value with an infill dwelling or further development with size of the land sitting at approx. 5 acres - buyers are advised to make their own enquiries with the local planning authority.

The bungalow features two bathrooms, offering convenience and comfort for all residents. The layout of this home provides a sense of privacy and tranquillity, ideal for those seeking a peaceful retreat away from the hustle and bustle of city life.

Situated in a serene village setting, this property offers a unique opportunity to enjoy the beauty of the countryside while still being within easy reach of local amenities. Whether you're looking to unwind in the garden or explore the surrounding nature trails, this bungalow provides the perfect backdrop for a relaxed lifestyle.

Don't miss out on the chance to make this charming bungalow your new home. Contact us today to arrange a viewing and experience the warmth and comfort that this property has to offer.

- APPROXIMATELY FIVE ACRES
- Equestrian Facilities Including Stables, Menage and Pastures.
- Outbuildings
- Off Street Position
- Stunning Views
- Development Potential
- BRAND NEW KITCHEN TO BE SOLD WITH THE PROPERTY
- Annexe
- Short Drive To Rochford Station
- Close To Primary And Secondary Schools

Development Potential

Sitting on approximately 5 acres, the site boasts a detached family home and annex for the property which has planning permission (as per details confirmed with the owner) and even comes with 5 stables and menage. There is potential for further development due to the size of the plot and we have a local architects thoughts on the potential for an "infill" plot on the land adjoining the road side (STPP).

There is also potential for the land to be split should a buyer only wish to purchase the house.

Frontage

Gated in and out driveway, off street parking for about ten vehicles.





Porch

Carpet throughout, obscure double glazed window to the front aspect and a double glazed UPVC front door.

Hallway

Carpet throughout, radiator, stairs to the first floor, under stairs storage and access into the lounge.

Lounge

26' x 20'5 (7.92m x 6.22m)
Wood effect laminate flooring, double glazed window to the front aspect, double glazed sliding door leading out to the garden, radiator, feature fireplace and access into:

Kitchen

20'6 x 10'9 (6.25m x 3.28m)
Tiled floors, partially tiled surrounds, ranged of solid wood eye and base units with a rolltop work surface, NEW sink with mixer tap and draining board, space for range cooker with extractor above, space for washer/dryer, radiator, double glazed windows to rear aspect and a door leading out to the garden. BRAND NEW BEAUTIFUL KITCHEN HAS BEEN PURCHASED AND WILL BE SOLD WITH THE PROPERTY, ASK AGENT FOR DETAILS.

Bathroom

Wood effect floors, obscure double glazed window to the side aspect, comprises of a three piece suite with WC, sink with hot and cold tap and bath with shower attachments.

Landing

Carpet throughout, double glazed velux window to the rear aspect and access into bedrooms.

Master Bedroom

13'6 x 9'9 (4.11m x 2.97m)
Carpet throughout, radiator, double glazed window overlooking the land to rear and a double glazed velux window to the side aspect.

Bedroom Two

19'5 x 10'6 (5.92m x 3.20m)
Carpet throughout, radiator, double glazed velux to the front aspect and built in wardrobes.

Bedroom Three

15'9 x 9'9 (4.80m x 2.97m)
Carpet throughout, radiator and potential for two velux windows to the rear.

Bedroom Four

12' x 10' (3.66m x 3.05m)
Carpet throughout, double glazed velux to the side aspect and a radiator.



Rear Garden

Patio area, mainly laid to lawn, gated access to pasture for horses, stables, menage, self contained annexe and a huge plot measuring to approximately five acres.

Self Contained Annexe

Hallway

Linoleum flooring throughout, double glazed door and window to the front aspect and doors into:

Kitchen

17'4 x 8'8 (5.28m x 2.64m)

Herringbone, wood effect linoleum flooring throughout, range of wood effect eye and base level units with a rolltop work surface, half bowl sink and drainer with mixer tap, integrated oven and hob with extractor hood over, space for washing machine, double glazed window to the front aspect.

Lounge

17'8 x 9'5 (5.38m x 2.87m)

Carpet throughout, double glazed window to the front aspect and a radiator.

Bedroom One

13' x 9'5 (3.96m x 2.87m)

Carpet throughout, double glazed window to the front aspect and access into ensuite.

Ensuite

Linoleum flooring throughout, partially tiled walls, three piece suite comprising of a walk in shower, wash hand basin and a WC.

Bedroom Two

13'12 x 9'2 (3.96m x 2.79m)

Carpet throughout, loft access and radiator.

Bedroom Three

13' x 9'5 (3.96m x 2.87m)

Carpet throughout, double glazed window to the side and radiator.





GROUND FLOOR
1095 sq ft. (101.8 sq m.) approx.

1ST FLOOR
529 sq ft. (49.2 sq m.) approx.

ANNEX
818 sq ft. (76.0 sq m.) approx.

TOTAL FLOOR AREA: 2446 sq ft. (226.9 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	83
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	53
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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