



Lower Dunton Road
Horndon-On-The-Hill SS17 8QD
£900,000

Lower Dunton Road, Horndon-On-The-Hill, SS17 8QD

Highfield Cottage, Moss Acre – Unique Development Opportunity on Approx. 1 Acre Plot with Two Annexes

Set within an impressive plot of approximately one acre, Highfield Cottage offers a rare and exciting opportunity in the heart of Lower Dunton Road. Currently comprising a spacious two-bedroom detached bungalow with the added benefit of two self-contained annexes, this versatile property is perfect for multi-generational living, rental income potential, or those seeking a future development project.

The main residence provides well-proportioned accommodation, including a welcoming entrance hall, generous lounge, and a stylish kitchen/diner. Two double bedrooms are complemented by a modern family bathroom, while the flexible layout also includes additional reception space that could be adapted as a home office or guest room.

In addition, the property features two separate annexes, each thoughtfully designed with its own bedroom, kitchen, and shower room. These offer excellent independence for extended family, guests, or the possibility of generating rental income.

One of the most significant attributes of Highfield Cottage is the full planning permission already granted to demolish the existing structures and create a stunning four-bedroom detached family home. This opens the door to a bespoke self-build project on a generous and established plot, providing the incoming purchaser with the ability to craft their dream home in a sought-after location.

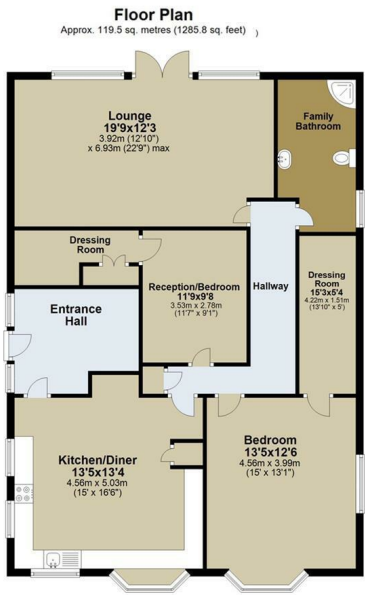
Externally, the property truly comes into its own. The extensive plot provides an idyllic countryside setting, with mature boundaries creating privacy and scope for landscaping, gardens, or leisure facilities. The sweeping driveway offers ample parking for multiple vehicles, further enhancing practicality.





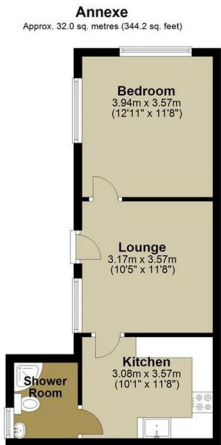






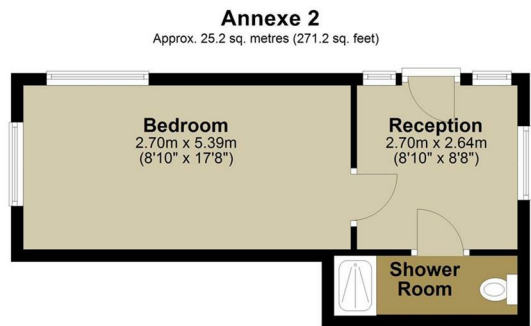
Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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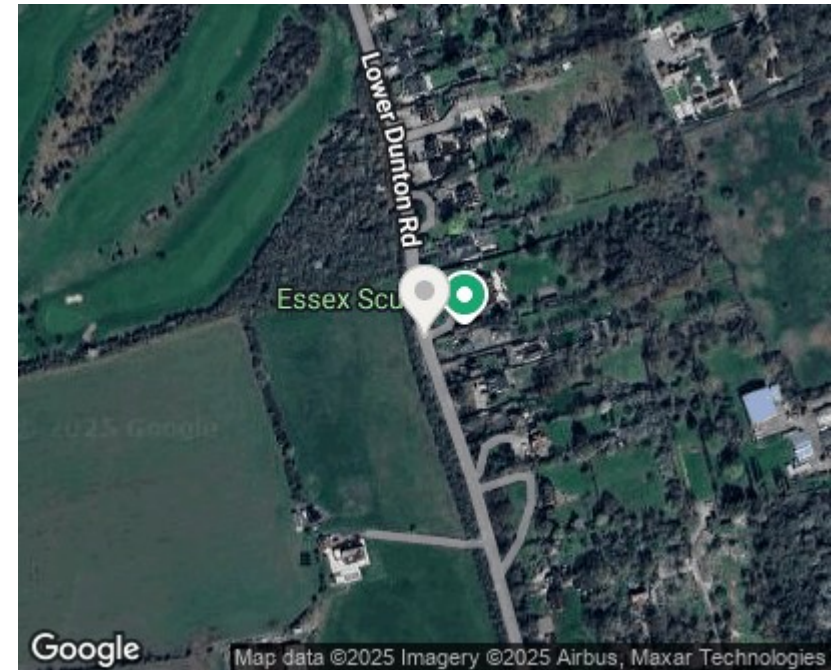
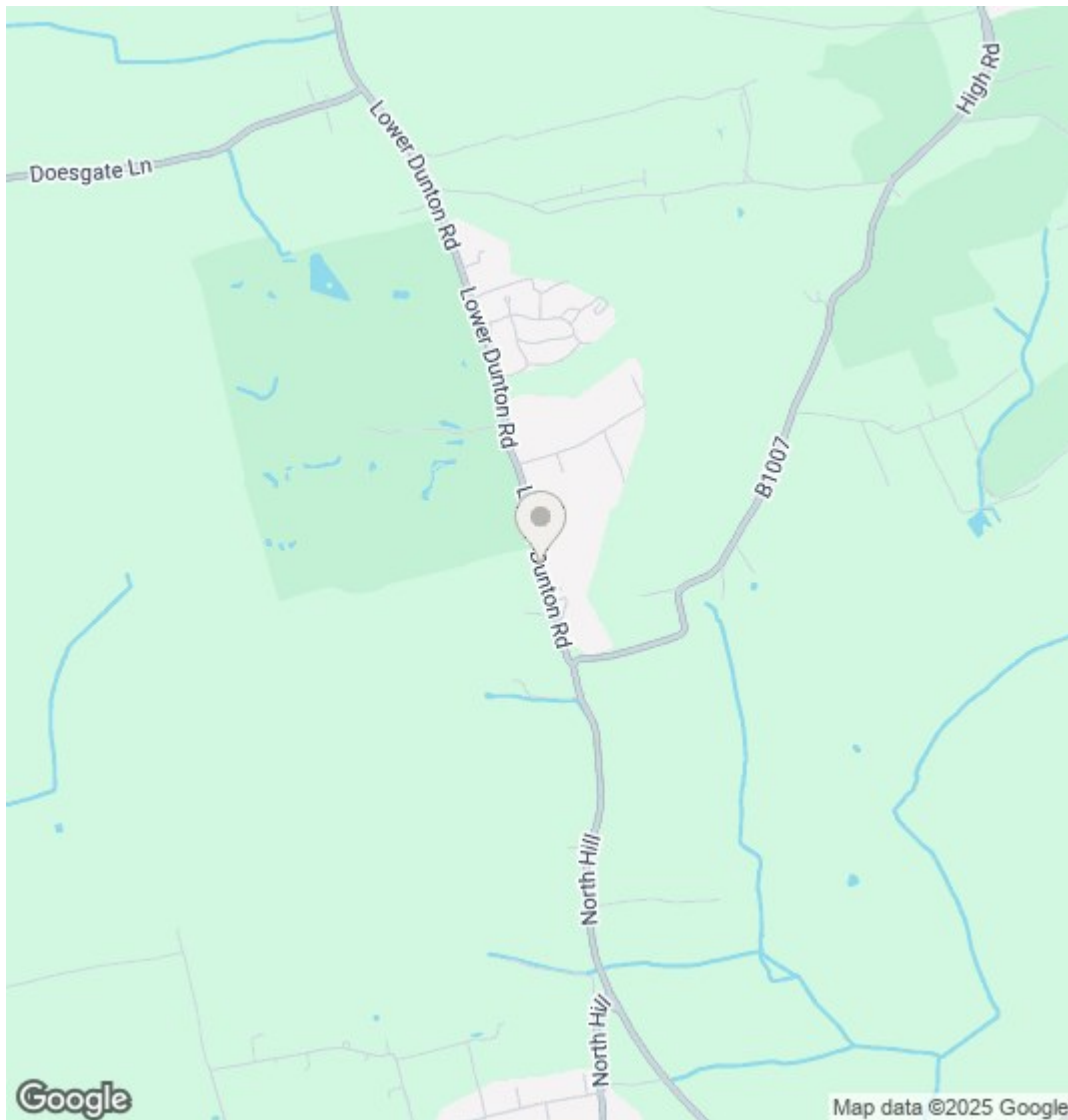
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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		
England & Wales		EU Directive 2002/91/EC

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