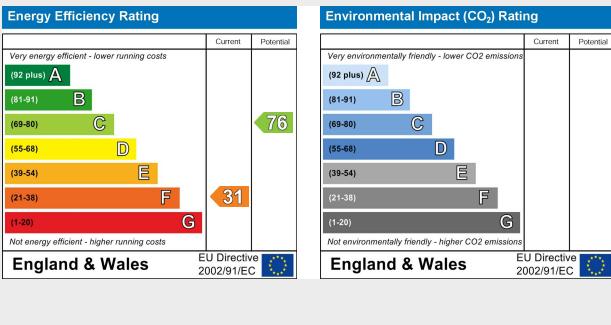


# Paul Mason Associates

The Endway, Althorne, CM3 6DU

- Characterful Brick Built Cottage
- Established Rear Garden
- Two Driveways, One Includes a Carport
- Study
- Three Double Bedrooms
- Re-fitted Four Piece Bathroom Suite
- Countryside Views
- Village Location
- Subject To Planning Permission There Is Potential For A Building Plot To The Front
- EPC - TBC



\*\*GUIDE PRICE £425,000 - £450,000\*\*....This characterful three double bedroom cottage built in 1864 boasts a wealth of charm and is located in the quaint village of Althorne.

The accommodation is deceptively spacious and commences a hallway with access to the sizeable lounge/dining room with a feature fireplace, a refitted four piece bathroom suite, study and bedroom/reception room measuring 15'8" x 8'6". The first floor landing provides access to two further double bedrooms.

Externally to the rear of the property is a large, mature and secluded garden with a variety of flowers trees and shrubs, a courtyard seating area and undercover pergola. To the front of the property there are two separate driveways providing off road parking, one of which benefits from a carport. Subject to planning permission there is potential for a building plot. To fully appreciate the rare opportunity to purchase a beautiful, spacious, unlisted characterful cottage, viewing comes highly recommended.

Althorne is a village in the Dengie Peninsula benefitting from links to London via Althorne Train Station which is situated on the outskirts of the village. Located close to the station is Bridgemarsh Marina which is situated on Althorne Creek. There are two vineyards which produce award winning wines and include a café and bistro. Also within the village is a recreational park, village hall, shops, gastropub and tearoom. There are also plenty of scenic walks throughout the countryside. The closest town, Burnham-On-Crouch is approximately 3.6 miles from Althorne and provides an array of amenities.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

2.6m x 2.1m (8'6" x 6'10")

#### Bedroom Three/Reception Room

4.8m x 2.6m (15'8" x 8'6")

#### Family Bathroom

2.9m x 2.6m (9'6" x 8'6")

#### Inner Hallway/Utility Room

2.1m x 1.6m (6'10" x 5'2")

#### Kitchen

3.9m x 2.2m (12'9" x 7'2")

#### Lounge/Dining Room

5.8m x 2.9m (19'0" x 9'6")

#### Study

2.9m x 2.4m (9'6" x 7'10")

### Inner Hallway

## FIRST FLOOR

#### Landing

#### Bedroom One

4.9m x 3.6m (16'0" x 11'9")

#### Bedroom Two

3.4m x 3.4m (11'1" x 11'1")

## EXTERIOR

#### Rear Garden

#### Side Garden

#### Front Driveway

#### Additional Driveway with Car Port

#### Property Services

Gas - N/a

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric Heating

Local Authority - Maldon District Council

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

#### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars

do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.





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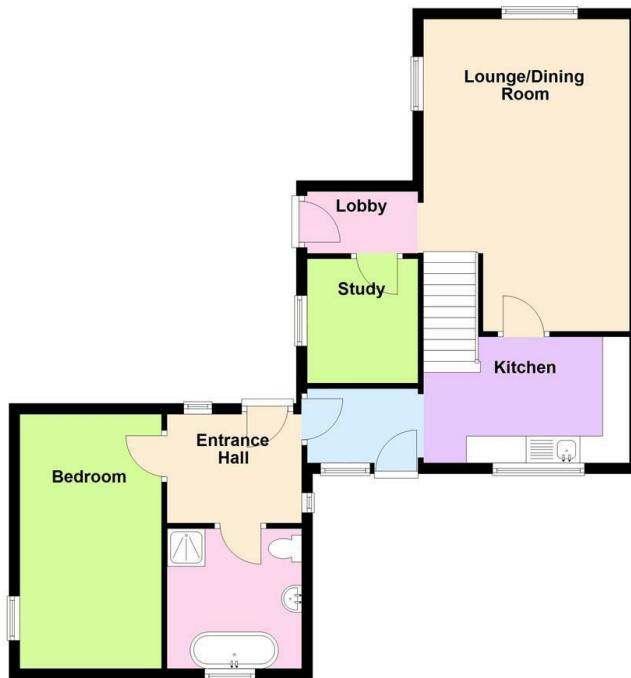
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Ground Floor



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Plan produced using PlanUp.

First Floor



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