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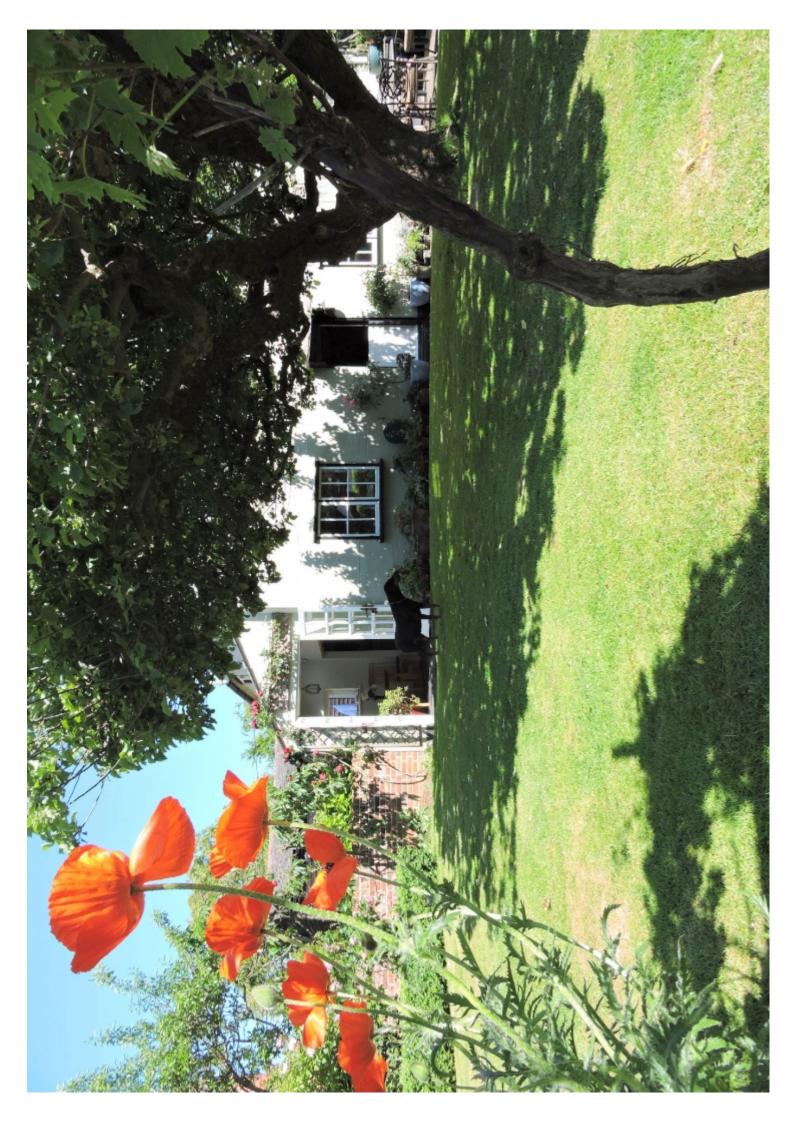
### Chatham Cottage, Chatham Green, Lt Waltham

£695,000 Guide Price

A delightful detached unlisted period 5 bedroom cottage in the hamlet of Chatham Green, perfectly located for schools, amenities and commuting. EPC rating F

Quality from home to home

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#### **Overview Summary**

A delightful detached unlisted period 5 bedroom cottage in the hamlet of Chatham Green, perfectly located for schools, amenities and commuting. EPC rating F

#### Key features

- Delightful Unlisted Country Cottage
- 4 Reception Rooms
- 5 Bedrooms
- 2 Bathrooms
- 2 Double Oven Aga

- Original 3 Cottages
- Beautifully maintained gardens
- Detached Barn
- Annexe Potential (subject to pp)
- Many period features

#### Local area

The hamlet of Chatham Green is nestled between Felsted and Chelmsford and is perfectly located for schools, amenities and commuting. The A12 and A131 for M11 is a few minutes drive as is the main line rail from Chelmsford to Liverpool Street. Stansted Airport is approx 10 miles to the west.

#### Schools & Transport

- Springfield Primary School, 3.88 Miles
- White Court School, 3.83 Miles
- New Hall School, 3.34 Miles
- King Edward VI Grammar School, 4.97 Miles
- Chelmsford Railway Station, 5.11 Miles

- Notley Green Primary School, 4.27 Miles
- Boreham Primary School, 4.25 Miles
- Chelmsford County High Schools, 4.71 Miles
- Stansted Airport, 11.06 Miles
- Felsted School, 4.02 Miles

#### **Further Details**

Tenure: Freehold

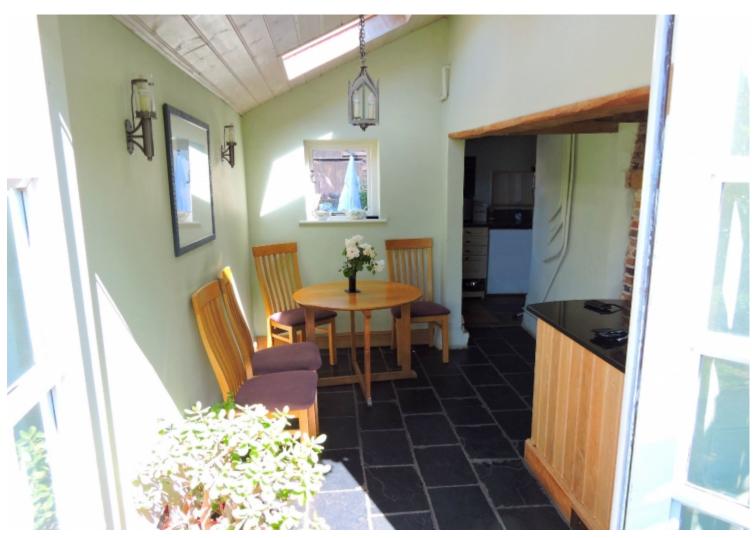
Local Authority: Chelmsford City Council. Tel 01245 660606

Total Sq Ft: 1,854 sq ft (172 Sq M) approx

Felsted office: 01371 822122

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photographys. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of Andersons or their Clients. The particulars do not form any part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.





Originally a row of three cottages, Chatham Cottage is now a beautifully presented detached property offering many period features as well as a detached barn that lends itself to a number of uses. The accommodation with approximate room sizes briefly comprises solid wood stable door giving access to a very spacious entrance hall.

#### ENTRANCE HALL/SNUG 23'9 x 11'1 (7.3m x 3.4m)

This fabulous entrance hall is so spacious the current owners have created a further two reception rooms; this one being the snug with solid wood flooring, comfy sofas and feature back to back brick built open fireplace with cast iron wood burner serving both rooms, attractive tiled hearth and oak bresummer. An attractive timber framed bay window to the front elevation affords plenty of light into the room, there are wall mounted light fittings, radiator and power points, door to living room, stairs to first floor and walk way through to a study area.

#### ENTRANCE HALL/STUDY

This useful and good use of space creates a very practical study area with original herring bone design brick flooring, dual aspect windows to front and side elevations, door to cloakroom, radiator and ceiling light fitting, ample power points.

#### **CLOAKROOM**

White suite comprising low level WC, wall mounted wash hand basin, window to the side elevation, ceiling light fitting.

#### LIVING ROOM 18'3 x 12'3 (5.6m x 3.7m)

A delightful room having a continuation of the solid wood flooring, lovely original wooden door from the snug, an array of exposed ceiling and wall timbers, again, the back to back open fireplace with exposed brickwork and oak bresummer, wall mounted light fittings, timber framed window and a half timber and glazed stable door to the side elevation again, affording plenty of light into the room, radiator and power points, door to dining room and further door and step down to the kitchen.

#### KITCHEN/BREAKFAST ROOM 17'2 x 11'2 (5.4m x 3.4m)

A fabulous kitchen/breakfast room having part vaulted ceiling with roof lights affording ample light and together with double opening French doors to the garden makes it a lovely room indeed. Having high gloss granite working surfaces that incorporate an inset sink with cut in drainer, a range of bespoke drawers and cupboards under and integrated dishwasher and fridge, the gas and electric Aga style range cooker is set in the original inglenook fireplace that has exposed brick work and the original oak bresummer, there are exposed ceiling timbers, slate tiled flooring, timber framed window to the rear elevation and the French doors, track ceiling spotlights, radiator, ample power points, door to the utility room and there is also a walk in larder cupboard. The breakfast area has a further timber framed window to the rear elevation, wall mounted light fittings and a hanging ceiling light fitting.

#### UTILITY ROOM 11'8 x 6'1 (3.6m x 1.9m)

A practical use of space where the working surface incorporates sink unit and drainer, space and plumbing for washing machine and tumble dryer, ceiling light fitting, power points, timber framed window and door to the garden.

#### DINING ROOM 15'1 x 11'2 (4.6m x 3.4m)

Such an atmospheric room having many exposed ceiling and wall timbers, feature open fireplace with brick surround, attractive brick hearth and oak bresummer, original wooden floorboards, wall mounted light fittings, dual aspect timber framed windows to the rear and side elevations, radiator, power points, large storage cupboard.

#### FIRST FLOOR LANDING

A spacious landing area having doors to bedrooms 1, 3 and 4, the shower room and family bathroom, there are cleverly designed high internal windows to the bathroom thereby affording plenty of light to the landing area, a further door gives access to an inner landing area and leads to bedrooms 2 and 5.





#### MASTER BEDROOM 14'8 x 12'0 (4.5m x 3.7m)

A lovely master bedroom having timber framed window to the side elevation, ceiling light fitting exposed wall timber, an attractive shelved alcove, power points and radiator.

#### BEDROOM (2) 12'2 x 9'8 (3.7m x 2.9m)

Double bedroom at the front of the property having timber framed window, fitted wardrobe, exposed wall timber, wall mounted light fitting, radiator, power points.

#### BEDROOM (3) 14'8 x 8'4 (4.5m x 2.5m)

A delightful double bedroom having timber framed window to the side elevation, ceiling light fitting, power points, radiator.

#### BEDROOM (4) 12'5 x 7'10 (3.8m x 2.4m)

Further double bedroom to the front elevation with timber framed windows to front and side elevations, built in wardrobe, radiator, power points, ceiling light fitting.

#### BEDROOM (5) 9'1 x 8'9 (2.8m x 2.7m)

This bedroom is currently being used as a dressing room by the current owners and is actually a good sized double bedroom having timber framed window to the side elevation, ceiling light fitting, power points and radiator.

#### **SHOWER ROOM**

A white suite with a contemporary feel to include a wall mounted wash hand basin, low level WC with hidden cistern, attractive shelving, travertine tiled flooring, fully tiled enclosed shower cubicle, part tiled walls, shaver point, timber framed window to the side elevation, ceiling light fitting. Radiator.

#### **FAMILY BATHROOM**

White suite comprising panel enclosed inset roll topped bath with mixer tap and shower attachment, separate rain shower head over, timber framed window to the rear elevation, low level WC, attractively designed wall mounted wash hand basin with tiled splash back and recess with mirror and exposed wall and ceiling timbers, solid wooden flooring, ceiling light fitting, radiator, airing cupboard.

#### **OUTSIDE**

To the front of the property is a delightful small but well established cottage garden with picket fence boundary and gate with path to the entrance door, an attractive array of cottage plants and climbers. To the side is a five bar gate giving access to the shingle drive providing off road parking for several cars and a detached barn with power and light connected and currently offers garaging and workshop space with a home office/studio on the first floor.

The garage measures 17'10 x 11'1 (5.4 m x 3.4m) with double opening wooden doors to the front and a timber framed window to the side elevation. Along from these doors is a further door giving access to an entrance hall where stairs rise to the first floor and a further door leads into the workshop.

The workshop measures 11'9 x 11'6 (3.6m x 3.5m) and has a large storage cupboard.

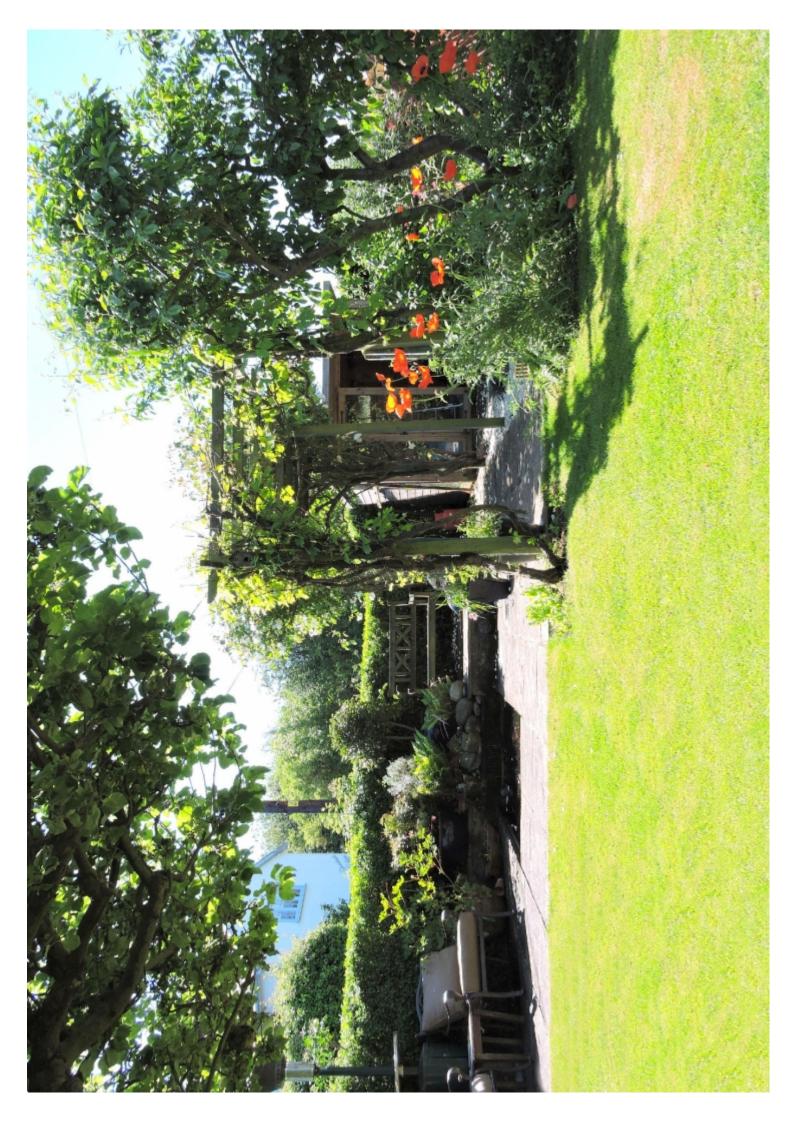
The first floor home office/studio has four roof lights, affording ample light into the room, there is part restricted head height, eaves storage and cloakroom facilities that comprise enclosed shower cubicle, low level WC and wall mounted wash hand basin, there is also a timber framed window to the side elevation.

Agents Note: The barn would make a perfect annexe or guest accommodation with the relevant planning consent.

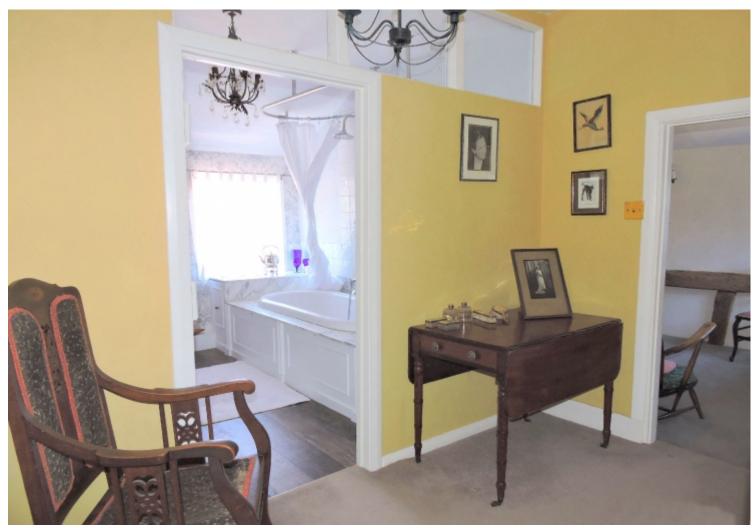
There is pedestrian access to the rear garden from the road and also from the kitchen and sitting room; there is also a rear storage area that is accessed from the utility room and is between the house and the barn. The rear garden is a prominent feature of the property and has been attractively designed to perfectly utilise the area; with pergolas, patios with seating areas to catch the sun at different times of the day, trellis' with climbing roses, wisteria, a lawn surrounded by mature trees, established flower and shrub borders. There is a lovely old brick wall boundary to one side of the garden and high mature hedging to the others.











#### **Energy Performance Certificate**

Chatham Cottage, Chatham Green, Little Waltham, CHELMSFORD, CM3 3LF

Dwelling type: Detached house Date of assessment: 21 June 2017 Date of certificate: 21 June 2017 Reference number: 2798-3039-7298-5523-4950
Type of assessment: RdSAP, existing dwelling
Total floor area: 172 m²

#### Use this document to:

Compare current ratings of properties to see which properties are more energy efficient
 Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: Over 3 years you could save			£ 7,167		
			£ 2,952		
Estimated energy costs of this home					
	Current costs	Potential costs	Potential future savings		
Lighting	£ 393 over 3 years	£ 264 over 3 years			
Heating	£ 6,033 over 3 years	£ 3,720 over 3 years	You could		
Hot Water	£ 741 over 3 years	£ 231 over 3 years	save € 2,962		
Totals	£ 7,167	£ 4,215	over 3 years		

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVh, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Ratting

Current Potential 58

The graph shows the current energy efficiency of your

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient					
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal		
Flat roof or sloping ceiling insulation	£850 - £1,500	£ 1,104	0		
2 Low energy lighting for all fixed outlets	670	£ 108			
3 Hot water cylinder thermostat	£200 - £400	£ 426	0		

#### See page 3 for a full list of recommendations for this property.



