



STUART THOMAS
ESTATES



- STUNNING CHARACTER CHALET
- THREE/FOUR BEDROOMS
- SEMI RURAL SETTING
- EN SUITE SHOWER ROOM

King Johns Cottage, Runnymede Chase, Thundersley, SS7 3DB

Guide Price £550,000

ESCAPE TO THE COUNTRY! This STUNNING CHALET is LOCATED IN A SEMI RURAL SETTING yet within easy reach of THUNDERSLEY Village, SEEVIC COLLEGE and the KING JOHN SCHOOL. Offering VERSATILE accommodation, Lounge, Dining Room, Stunning 20' Kitchen/Diner Utility Room Four Bedrooms or 3 and 3 reception Rooms.



Property Description

ENTRANCE HALL

Entrance door with lead light glazed inset leads to the spacious entrance hall. Radiator. Stairs to the first floor with a cupboard under. Coving. Inset ceiling spotlights.

LOUNGE

17' 10" x 11' 10" (5.44m x 3.61m) This attractive room has a double glazed georgian style window to the side aspect. Double glazed georgian style french doors lead to the South Facing rear garden. Brick fireplace. Coving. 3 wall light points. Wood effect flooring.

DINING ROOM

11' 10" x 9' 11" (3.61m x 3.02m) Double glazed georgian style window to the side. Radiator. Coving. Wood effect flooring. Painted panelling to the lower half of the walls. Two built in storage cupboards.

KITCHEN/DINER

20' 8" x 11' 10" narrowing to 8' 8" (6.3m x 3.61m) This good size family space is well fitted with a range of units at eye and base level with ample work surfaces over. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Space for a range cooker which is included with an extractor cooker hood over. Double glazed georgian style windows to the side. Integrated fridge and freezer. Integrated dishwasher. Wine Fridge. Tiled floor. Coving.

REAR LOBBY

Double glazed door with a lead light glazed inset to the side. Radiator, coving. Large built in storage cupboard.

SECOND LOUNGE/BEDROOM

14' 1" x 12' (4.29m x 3.66m) This very attractive room has a





double glazed georgian style bay window to the front aspect. Double radiator. High level double glazed window to the side. Wood effect flooring. Two wall light points.

UTILITY ROOM

8' 5" x 8' (2.57m x 2.44m) This good size utility room is well fitted with units at eye and base level. Single drainer stainless steel sink unit. 4 ring gas hob. Wall mounted Worcester Bosch gas fired central heating boiler. Space and plumbing for a washing machine and tumble dryer. Door with glazed insets to the side. Tiled floor.

STUDY

8' 7" x 7' (2.62m x 2.13m) Double glazed georgian style window to the front. Radiator. Built in storage cupboard. Coving. Wall light point.

GROUND FLOOR FAMILY BATHROOM

This spacious bathroom has a 4 piece white suite comprising a high flush wc panelled bath shower cubicle and vanity wash basin with cupboards under and adjacent display surface. Heated towel rail. Obscure double glazed georgian style window to the side. Electric shaver socket. Inset ceiling spotlights. Half tiled to visible walls.

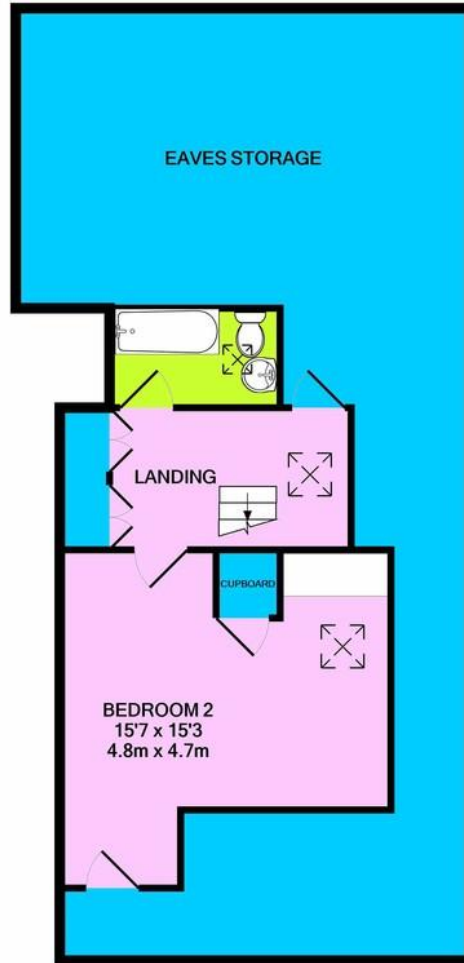
BEDROOM ONE

10' 10" x 9' 10" (3.3m x 3m) Double glazed georgian style window to the side. Double radiator. Built in wardrobes and storage cupboard. Lower half of the walls have painted wood panelling. Two wall light points. Coving, door leads to the:-

EN SUITE

With a 3 piece white suite comprising a low level wc wash hand basin and double shower cubicle with enclosure. Double glazed georgian style window to the side. Radiator. Fully tiled





1ST FLOOR
APPROX. FLOOR
AREA 851 SQ.FT.
(79.1 SQ.M.)

to all visible walls and floor. Wall light point.

BEDROOM THREE

9' 10" x 9' (3m x 2.74m) Double glazed georgian style window to the side. Radiator. Coving. Inset ceiling spotlights.

LANDING

Skylight window to the side. Built in storage cupboards and access to the loft.

FIRST FLOOR BATHROOM

With a low level wc panelled bath with a mixer tap and shower attachment and a pedestal wash hand basin. Skylight window. Extractor fan. Radiator. Electric shaver socket.

BEDROOM TWO

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements