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Signature

Sunnyside, Cock Lane, Highwood,
Chelmsford, Essex, CM1 3RB



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Sunnyside is an elegant home nestled down a quiet country lane occupying an idyllic position providing exceptional accommodation on one floor, standing in mature gardens and paddocks of approximately 1.7 acres. The property offers scope to extend to create a third bedroom subject to planning consent.

Around 10 years of age, the property has been thoughtfully constructed with separate living and bedroom accommodation along with a detached office and workshop, formerly used as stables. There is also an additional separate stable with adjacent tack room/storeroom and loft.

- Sitting room
- Kitchen/dining room
- Conservatory
- 2 bedrooms
- 2 ensembles
- Detached office and workshop
- Carport
- Mature gardens and paddocks of approximately 1.7 acres



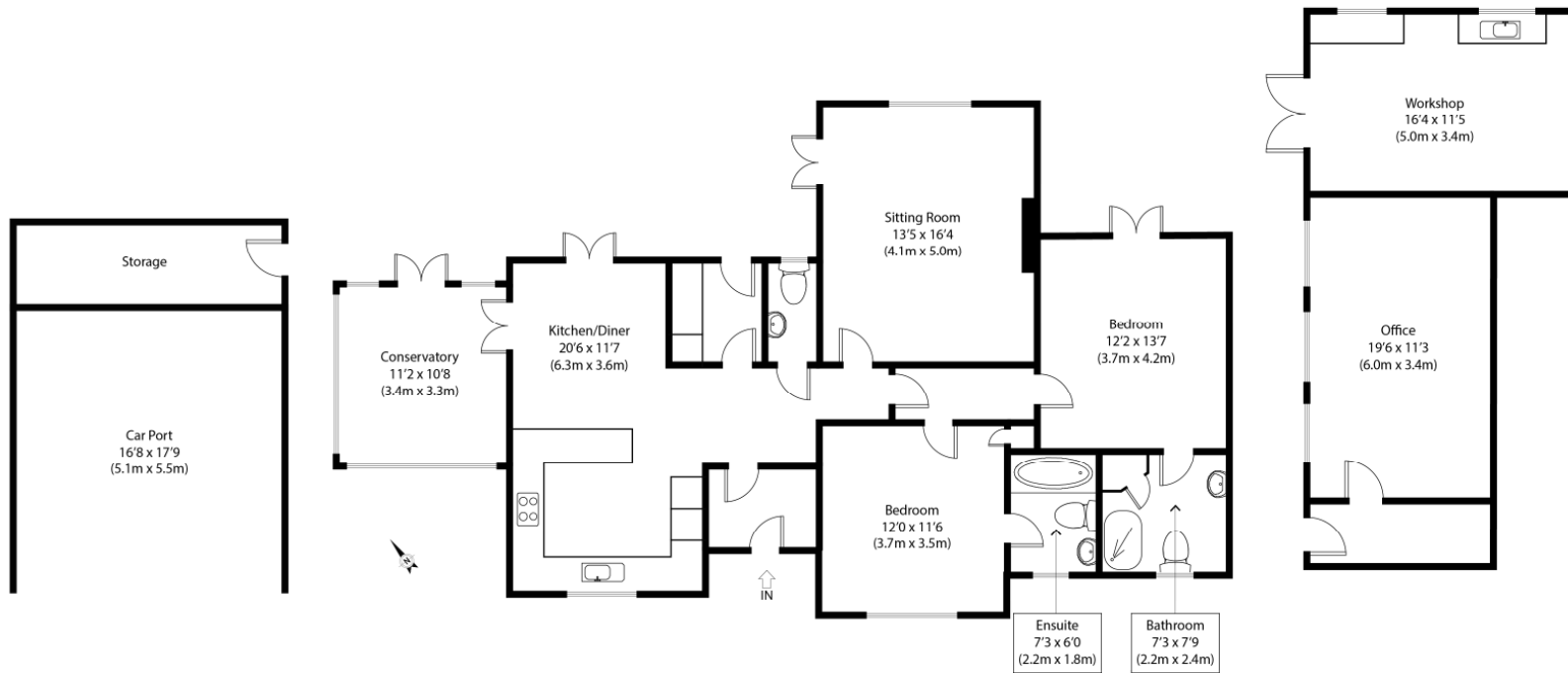
The property is entered from the front into the entrance porch which leads into the open plan kitchen/dining room along with the cloakroom. Well equipped, the kitchen offers a range of grey storage units that provide integrated appliances that sit under light work surfaces. The room is light and airy with views to the front and French doors open on to the rear garden terrace along with another set of doors opening into the conservatory. The utility room provides a further range of storage units that allow space and plumbing for utility appliances and there is access to the outside of the property. The sitting room is a generous size with view and access over the rear garden and an inset log burner with detailed surround.

Bedroom two is positioned to the front of the property with a bathroom ensuite with shower over bathtub, WC and wash hand basin. Bedroom one is a wonderful room, well-proportioned with a fantastic high vaulted ceiling, velux windows and doors leading on to the garden complete with a generous ensuite with walk in shower, WC and wash hand basin.









Ground Floor

Approximate Gross Internal Area
1120 sq ft (104 sq m)

(Main House)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

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Outside

A sweeping driveway guides you to the property and provides ample parking leading to open cart lodge with storage room to the rear where the ground source heat pump is stored.

The rear garden enjoys a partly open aspect onto the paddocks and stunning views of the countryside beyond. The garden commences with a terrace, ideal for alfresco dining, and the remainder of the garden is predominately laid to lawn surrounded by well-stocked flower beds and borders, providing an abundance of colour and scents throughout the seasons. Formerly used as stables, a detached outbuilding is currently arranged as an office with large workshop attached with double doors. To the front of the property is a small stable yard, providing potential for the office to be utilised as stabling once again. Access from the country lane and garden leads into the paddocks to the rear, laid to lawn enclosed by mature hedge rows and post and railings.

On the opposite side of the road to Sunnyside there is now an additional parcel of land. This parcel of land has a large stable with storeroom to the rear, and has easy access to the paddocks. This additional parcel of land is ideal for winter turnout.

We understand there is a right of access to the neighbouring property between the paddocks and a footpath crosses diagonally to the adjacent paddock from the road.

Important Information

Council Tax Band - E
EPC - C

Services - We understand that mains electricity, water and drainage are connected to the property.

The property benefits from a ground source heat pump servicing the underfloor heating.

Location

The property is situated down a quiet country lane with access to wonderful rides amongst the small Village of Highwood. Highwood is positioned in between Chelmsford, Blackmore and Ingatestone with ample open countryside. Chelmsford City Centre is approximately 5.7 miles away with its array of shopping facilities and Mainline Station. The Village of Ingatestone with its High Street and also Mainline Railway Station is approximately 3.3 miles away. Writtle with its Village Duck Pond, local parade of shops and amenities is approximately 3.4 miles away.

Directions

Cock Lane is accessed off Ingatestone Road and the property is positioned towards the end on the left hand side. SatNav. CM1 3RB please speak to Fenn Wright for further details.

Agents Note

Subject to planning permission, there is an opportunity to extend to create a third bedroom Option 1 - utilising the loft space to create the third bedroom with en suite with dormer to the rear, Option 2, remove conservatory and replace with a single storey extension, 21sqm to provide a third bedroom and sun room. We would recommend any potential purchasers to contact the local council planning department for further details. The parcel of land opposite Sunnyside is now included in the property sale providing additional stable block and small paddock ideal for winter turnout.





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