

Willow Cottage , Waltham Road, Terling, CM3 2RB



Freehold

**£500,000**

Subject to contract

**3** bedrooms  
**3** reception rooms  
**1** bathroom



Particulars for Willow Cottage , Waltham Road, Tering, CM3 2RB

## Some details

### General information

Set in the idyllic location of Terling is this characterful three bedroom extended semi detached house with stunning field views to the rear. The property benefits from a garage and ample off road parking.

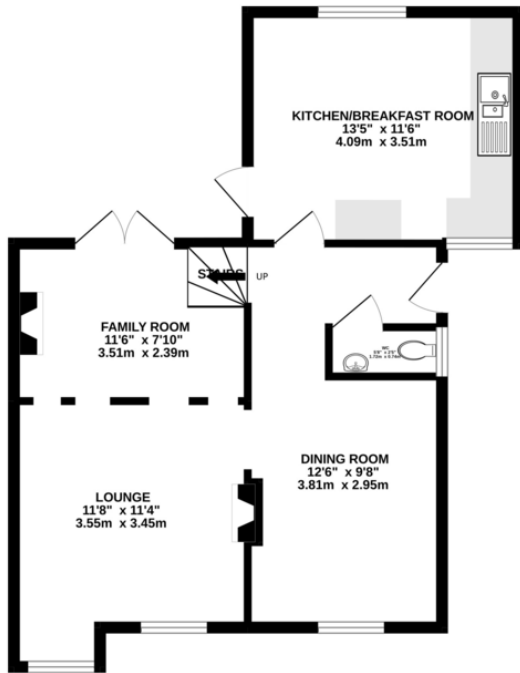
On entering Willow Cottage there is a welcoming entrance hall which gives access to all ground floor accommodation and a staircase rising to the first floor. The kitchen/breakfast room has a double glazed window to the rear aspect and stable door to the side leading to the garden, a one bowl butler sink inset to a worktop with a range of wall and base units with cupboards and drawers, space for Range cooker, dishwasher and fridge freezer. There is a formal dining room with double glazed window to the front aspect and access is provided into the lounge with a step down into a further family room with double doors leading to the rear garden. The lounge has an exposed red brick fireplace with multi fuel burner and two double glazed windows to the front aspect.

There is a spacious landing giving access to three good size bedrooms and a family bathroom. Bedroom one and two are set to the front of the property both with double glazed windows and built in wardrobes. Bedroom three has stunning views across open fields to the rear and concluding the first floor is the family bathroom with a panel bath with shower above, vanity wash hand basin and a low level W.C. The property has electric heaters throughout all the accommodation.

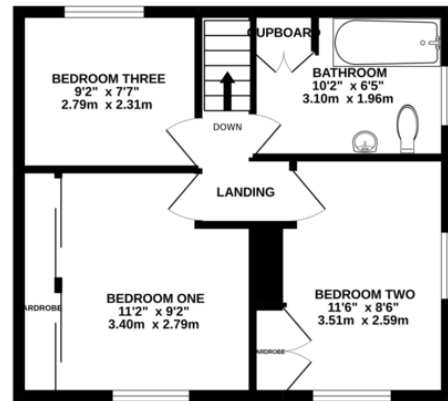


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GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Cloakroom**

5' 8" x 2' 5" (1.73m x 0.74m)

**Kitchen/breakfast room**

13' 5" x 11' 6" (4.09m x 3.51m)

**Dining room**

12' 6" x 9' 8" (3.81m x 2.95m)

**Lounge**

11' 8" x 11' 4" (3.56m x 3.45m)

**Family room**

11' 6" x 7' 10" (3.51m x 2.39m)

**Landing**

**Bedroom one**

11' 2" x 9' 2" (3.4m x 2.79m)

**Bedroom two**

11' 6" x 8' 6" (3.51m x 2.59m)

**Bedroom three**

9' 2" x 7' 7" (2.79m x 2.31m)

**Bathroom**

10' 2" x 6' 5" (3.1m x 1.96m)



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### Outside

The front garden has been laid to gravel providing off road parking for several vehicles which in turn leads to a detached garage with up and over. The garage also has a stable door to the side giving pedestrian access with the rear garden commencing with a paved patio area with the remainder mainly laid to lawn with a small timber shed to remain.

### Location

Terling is a small village to the north-east of Chelmsford city centre and is highly regarded, enjoying a rural location yet within a very short distance to nearby village of Hatfield Peverel with straight forward access to the A12 trunk road leads to Colchester and East Anglia to the north and Chelmsford, M25 and London to the south. Terling offers a popular CoE primary school, Parish Church and village stores with regular bus links to the surrounding areas. The village has excellent recreational facilities including swimming pool, tennis courts, football pitch, cricket pitch and children's playground. The village also offers a number of village clubs and organisations centre around the village hall.

### Important information

Council Tax Band - E

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

Tenure - Freehold

EPC rating - tbc

Our ref - DJN

### Agents note

The vendor currently rents are a further area of lawn which is accessed via steps in the garden from the local land owner.

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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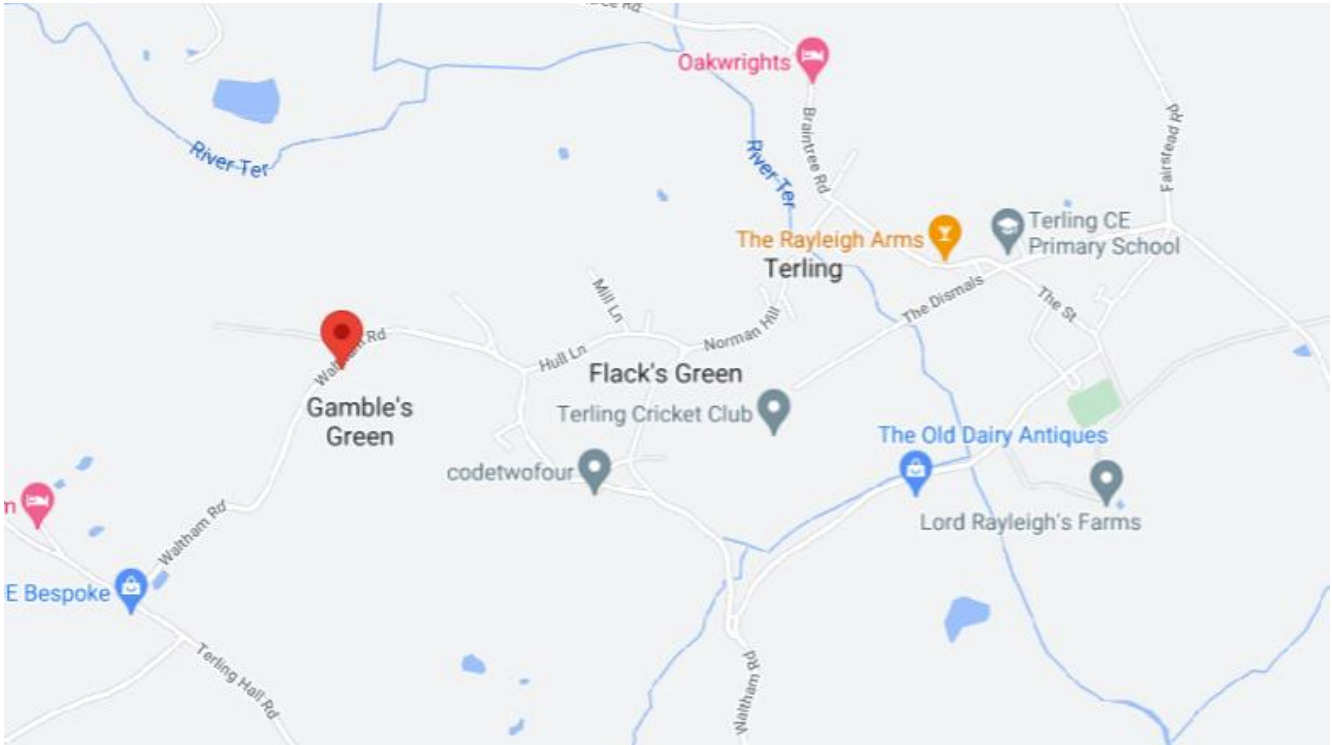
### Viewing

To make an appointment to view this property please call us on 01376 516 464.

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### Directions

From the Witham office, proceed down Newland Street in the direction of Chelmsford, over the mini roundabout, through the first set of traffic lights and right at the next set into Spinks Lane, at the end of the road turn right onto Spa Road, continue along Spa Road, turning left at the roundabout into Powers Hall End, follow this road taking the next left hand turn heading out into the countryside, follow this road until you come to a T junction, turn right signposted Terling, continue along this road into the village of Terling, proceed through the village passing the church and continue into the countryside, on reaching a junction with a sharp right hand bend, turn right signposted Gambles Green, continue through the green bearing left into Waltham Road.

To find out more or book a viewing

**01376 516 464**

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