

The Old Telephone Exchange

Latchingdon

CM3 6JX

CURTIS O'BOYLE

Sales & Lettings





Deceptive detached character house situated on a plot of just over half an acre backing onto fields. Set back from the road down a long private gated driveway this weather boarded home offers versatile accommodation over three floors.

The original 'Telephone Exchange' building now forms an impressive dining room with feature vaulted ceiling, which opens into a rear conservatory. Also, to the ground floor there is a further bedroom, family bathroom and modern kitchen/breakfast room. To the first floor, you will find a spacious square living room, which leads out to a large sun terrace with panoramic countryside views and, a second staircase from the ground floor leading to two further bedrooms and a shower room - great as a self-contained visitor quarters or for older children.

On the second floor, a further attic room makes for a useful study or games room. To the outside, there can be found a spacious utility room by the kitchen door and a versatile garden room - ideal for a home business, gym, bar etc. For the auto enthusiast there is a four-car garage and an integral store as well as almost unlimited parking on the driveway.

ENTRANCE HALL Double glazed entrance door, smooth ceiling with inset downlighters, radiator, wood flooring, cloaks cupboard, stairs to first floor living room.

PRINCIPAL BEDROOM 18' 2" x 17' 8" (5.54m x 5.38m) Double glazed French doors to rear garden, two double glazed windows to rear aspect, two radiators, smooth ceiling, French doors to ensuite.

ENSUITE 12' 3" x 7' 2" (3.73m x 2.18m) Smooth ceiling with inset downlighters, tiled floor and walls, freestanding bath, fitted tiled shower cubical, close coupled WC, vanity wash hand basin.

BEDROOM 14' 4" x 6' 4" (4.37m x 1.93m) Double glazed window to side aspect, radiator, fitted wardrobes, wood flooring, smooth ceiling, understairs recess.

BEDROOM 9' 1" x 8' (2.77m x 2.44m) Double glazed window to side aspect, radiator, smooth ceiling, radiator.

BATHROOM 8' 6" x 6' 9" (2.59m x 2.06m) Obscure double glazed window to side aspect, smooth ceiling, panelled bath with mixer tap and shower attachment, vanity wash hand basin, close coupled WC, tiled floor and walls, heated towel rail.

DINING ROOM 18' 8" x 10' 10" (5.69m x 3.3m) Four double glazed skylight windows to the vaulted ceiling, two radiators, wood flooring, glazed French doors to conservatory.

CONSERVATORY 12' 11" x 10' 10" (3.94m x 3.3m) Double glazed French doors to garden, double glazed to three aspects, tiled floor, two ceiling fans.

KITCHEN/BREAKFAST ROOM 20' 1" x 10' 9" (6.12m x 3.28m) Double glazed door to front aspect, double glazed window to side aspect, smooth ceiling with inset downlighters, fitted base and wall units, one and a quarter sink bowl inset into granite work tops, range cooker, integrated Neff oven, integrated fridge/freezer and dishwasher, understairs pantry cupboard, tiled floor, radiator, stairs to first floor.

FIRST FLOOR LANDING Double glazed skylight window, smooth ceiling, loft hatch.

BEDROOM 11' 3" x 10' 10" (3.43m x 3.3m) Double glazed window to rear aspect, two double glazed skylight windows, smooth ceiling, radiator.

BEDROOM 10' 10" x 9' (3.3m x 2.74m) Double glazed window to front aspect, radiator, smooth ceiling, two double glazed skylight windows.

SHOWER ROOM 7' 8" x 4' 10" (2.34m x 1.47m) Double glazed skylight window, heated towel rail, fitted tiled shower cubical, close coupled WC, pedestal wash hand basin, tiled floor and walls.

FIRST FLOOR LIVING/FAMILY ROOM 17' 9" x 15' 2" (5.41m x 4.62m) plus recess. Double glazed French doors to ROOF TERRACE: 21' 6" x 18' 0" (6.55m x 5.49m), coved to smooth ceiling door to stairs to attic room.

ATTIC/GAMES ROOM 17' 1" x 10' 1" (5.21m x 3.07m) Double glazed window to rear aspect, smooth ceiling with inset downlighters, radiator.

OUTSIDE 0.51 approx acre plot Mostly laid to lawn and backing onto fields, patio areas, electric gated access to a large and versatile driveway which sweeps right up to the house. Paved courtyard to the front of the house off of the kitchen and leading to utility room.

UTILITY ROOM 16' 9" x 8' 7" (5.11m x 2.62m) Double glazed window to front aspect, smooth ceiling, tiled floor, space for washing machine.

GARDEN ROOM/GYM 22' 4" x 11' 6" (6.81m x 3.51m) Double glazed door and window front aspect.

QUAD GARAGE 31' 2" x 16' 7" (9.5m x 5.05m) Two sets of double doors, double glazed door to side access, partitioned storage area and eaves storage space, power and light connected.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



Garden Room



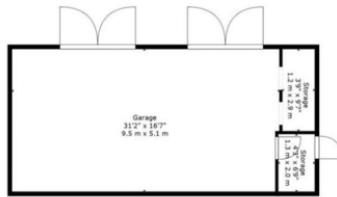
Second Floor



Ground Floor



First Floor



Garage



GROSS INTERNAL AREA
 GROUND FLOOR: 1516 sq. ft, 141 m²; FIRST FLOOR: 618 sq. ft, 57 m²; SECOND FLOOR: 173 sq. ft, 16 m²; GARDEN ROOM: 257 sq. ft, 24 m²
 EXCLUDED AREAS: GARAGE: 514 sq. ft, 48 m²; STORAGE: 66 sq. ft, 6 m²
 ROOF TERRACE: 386 sq. ft, 36 m²
 TOTAL: 2564 sq. ft, 238 m²

Sizes And Dimensions Are Automatically Generated And Approximate. Actual May Vary

28 High Street, Bumham-On-Crouch, Essex, CM0 8AA

Tel: 01621 785855

Email: burnham@curtisoboyle.co.uk

www.curtisoboyle.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CURTIS O'BOYLE

Sales & Lettings