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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Punchbowl Cottages, Church End, Paglesham, SS4 2DH



Guide Price:
£425,000 - £450,000

Situated in the heart of Church End, Paglesham is this stunning rarely available two bedroom character cottage having been maintained by the current owners to a very high specification throughout yet boasting many fine original features and having a rear garden measuring approximately 70ft, detached garage and far reaching views across open farmland to front and rear aspects. Ideal for anyone wanting a rural village life.

Viewing highly recommended. Council Tax Band: C.

EPC Rating: D. Our Ref: 19957.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via solid wood entrance door to entrance hall.

ENTRANCE HALL

Door providing access to enclosed stairs to first floor accommodation. Leading directly into open plan lounge/diner.



OPEN PLAN LOUNGE/DINER 21' 7" max x 18' 3" max (6.58m x 5.56m)

Two double glazed windows to front aspect. Double glazed French doors providing access to rear garden. Feature fireplace with inset log burner, solid oak mantle and tiled hearth. Under stairs full height storage cupboard. Solid wood flooring. Coving to plastered ceiling. Two radiators. Door to kitchen.



KITCHEN 13' 1" x 7' 10" (3.99m x 2.39m)

Double glazed window to side and rear aspects. A range of country style base and eye level units incorporating solid oak work surfaces with Butler sink. Space for Range cooker with extractor chimney above. Alcove providing space for fridge freezer. Under stairs storage cupboard. Tiled floor. Plastered ceiling with inset spotlights. Open through to utility room.



UTILITY ROOM 6' 4" x 6' (1.93m x 1.83m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. Country style base level units. Space and plumbing for washing machine and tumble drier. Radiator. Tiled floor. Plastered ceiling.



FIRST FLOOR LANDING

Stairs with solid oak balustrade. Airing cupboard. Contemporary custom built doorways.



BEDROOM TWO 10' x 9' 5" (3.05m x 2.87m)

Double glazed window to rear aspect with far reaching views across open farmland. Radiator. Plastered ceiling.



BEDROOM ONE 17' 10" x 10' 11" (5.44m x 3.33m)

Two double glazed windows to front aspect with far reaching views across open fields. Radiator. Plastered ceiling.



BATHROOM 7' 10" x 6' 6" (2.39m x 1.98m)

Two double glazed windows to rear aspect with far reaching views across open farmland. A three piece suite comprising freestanding roll top bath with claw feet, chrome mixer tap and telephone handset shower attachment, pedestal wash hand basin and close coupled wc. Karndean wood effect flooring. Part panelled walls. Old school style radiator. Plastered ceiling.



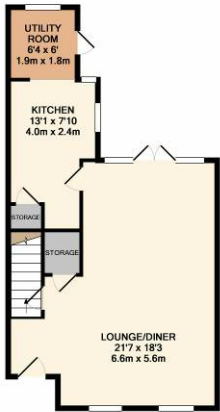
EXTERIOR.

The **REAR GARDEN** measures approximately 70ft (21.34m) commencing with landscaped shingle patio area. Abundance of flower and shrub borders. Further shingle/slab seating area. **LOG STORE**. Picket fencing with gate to rear providing access to vegetable patch and **SHED**. Access to **GARAGE** in block with car parking space. Open to farmland. Parking to **FRONT** of the property.



Agents Note:
The property has been finished to a very high specification with custom made, solid wood hand-crafted doors to all rooms and all windows are fitted with custom built and hand-made French windows.

The property is heated from two sources, a wood burner in the lounge and oil fired central heating. Boiler and tank installed in 2019. Superfast Broadband installed. Cess pool drainage.



GROUND FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 897 SQ.FT. (83.3 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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