



PERIOD
HOMES

80 High Street, Ingatestone, CM4 9DW

t. 01277 288000

e. essex@periodhomes.co.uk



Killigrews
Margaretting Essex CM4 0EY
£700,000

Killigrews, Margarettng, Essex CM4 0EY

NO ONWARD CHAIN. Dating back to the early 1930's situated down a private road, on the edge of the Killigrews estate is this spacious and characterful family home. Idyllically located and offering landscaped formal garden. Paddock of 0.65 acres available opposite by separate negotiaton.

The home offers versatile accommodation, which has been completely remodelled, now ideal for family living and entertaining. Parking is provided to the front of the home, together with a detached double garage located within the gardens, as well as a further shingled driveway via five bar gated access.

Bathed in character, the home commences, to the ground floor with three spacious reception rooms, designed around the central kitchen/breakfast room, fully fitted with an extensive array of wall and base units with adjoining dining area and family room, having a feature fireplace and inset multi-fuel burning stove and convenient stable door to the rear. The ground floor is completed by a ground floor shower room and the beautifully designed conservatory with French doors opening on to the wonderful gardens.

To the first floor there are three double bedrooms and a fully tiled family bathroom also having underfloor heating. To the exterior the home really does come into its own. The gardens have been designed to be used and appreciated year-round from every elevation of the home. A patio to the rear is an ideal bar and barbecue area, leading to the large decked terrace which sits immersed within an abundant array of mixed planting, as well as a covered gazebo and seating area. The gardens are awash with a variety of perennial and evergreen shrubs with a pathway through to the detached double garage.

There is a paddock of 0.65 acres with outbuildings, which is available by separate negotiation

It is rare that properties offering both character and seclusion become available in such a convenient location, we therefore recommend an early viewing to avoid disappointment.

NO ONWARD CHAIN





SITTING ROOM
17'6 x 8'11 (5.33m x 2.72m)

DINING AREA
11'0 x 10'11 (3.35m x 3.33m)

KITCHEN
10'11 x 6'1 (3.33m x 1.85m)

FAMILY ROOM
13'9 x 13'9 (4.19m x 4.19m)

CONSERVATORY
14'7 x 10'2 (4.45m x 3.10m)

STUDY
10'3 x 9'2 (3.12m x 2.79m)

GROUND FLOOR SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM ONE
11'7 x 9'10 (3.53m x 3.00m)

BEDROOM TWO
9'10 x 9'3 (3.00m x 2.82m)

BEDROOM THREE
8'1 x 7'1 (2.46m x 2.16m)

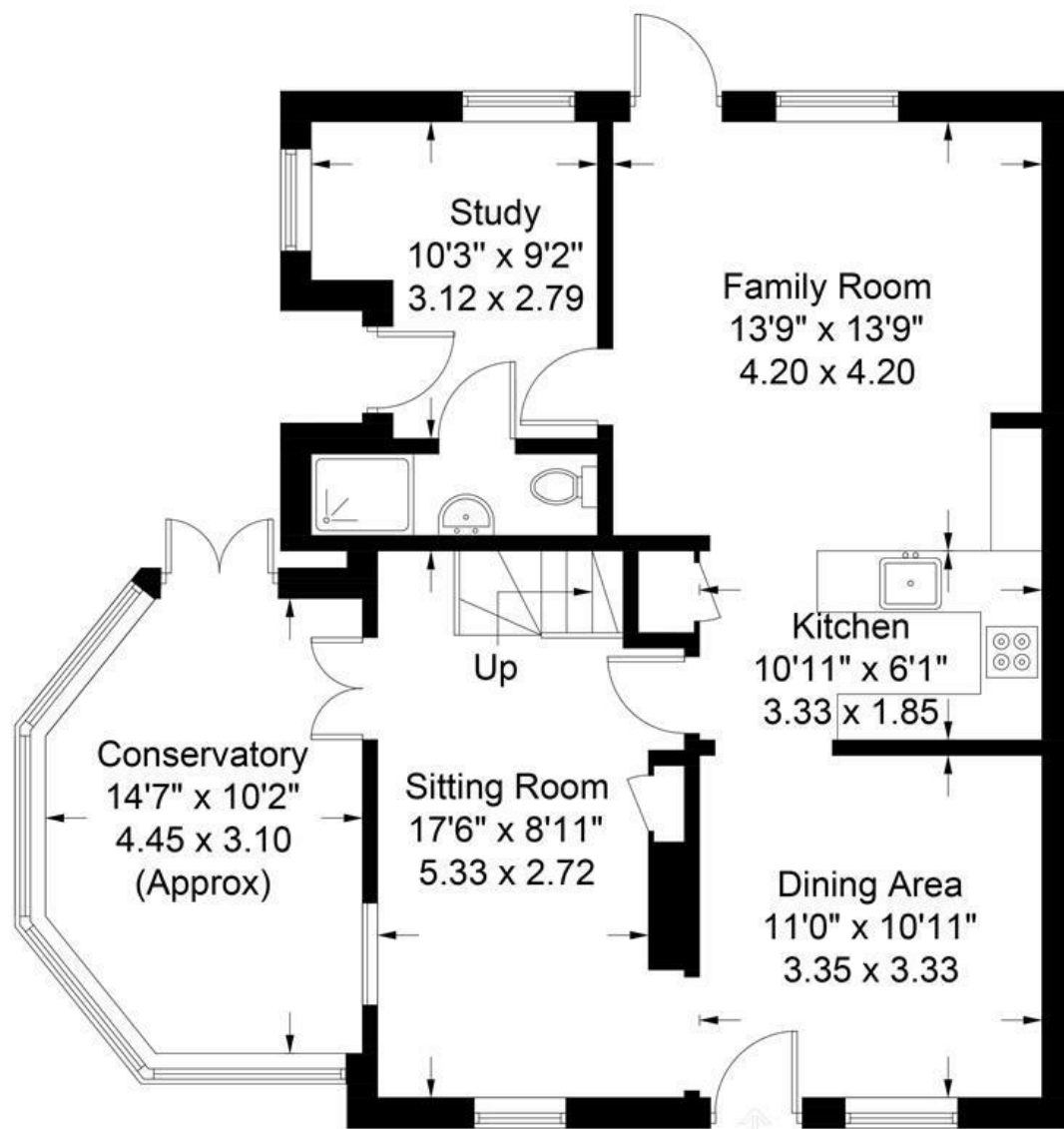
BATHROOM

REAR GARDEN

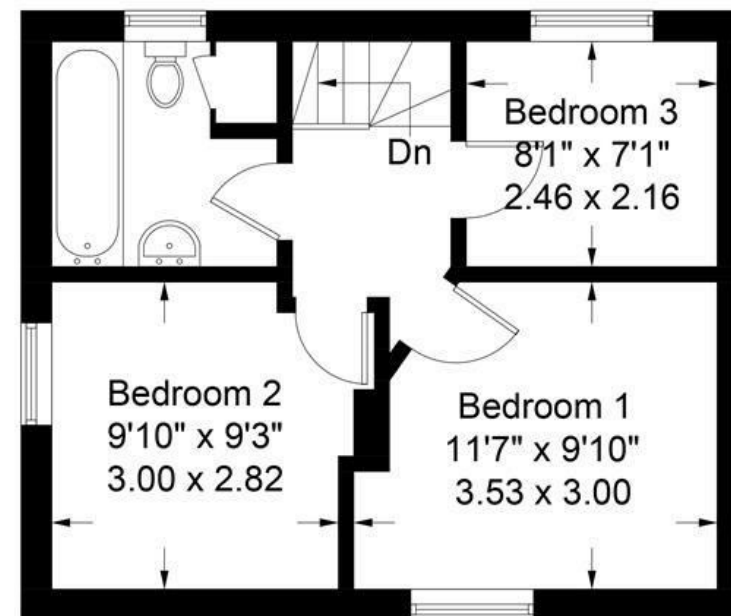




Approximate Gross Internal Area = 1202 sq ft / 111.7 sq m

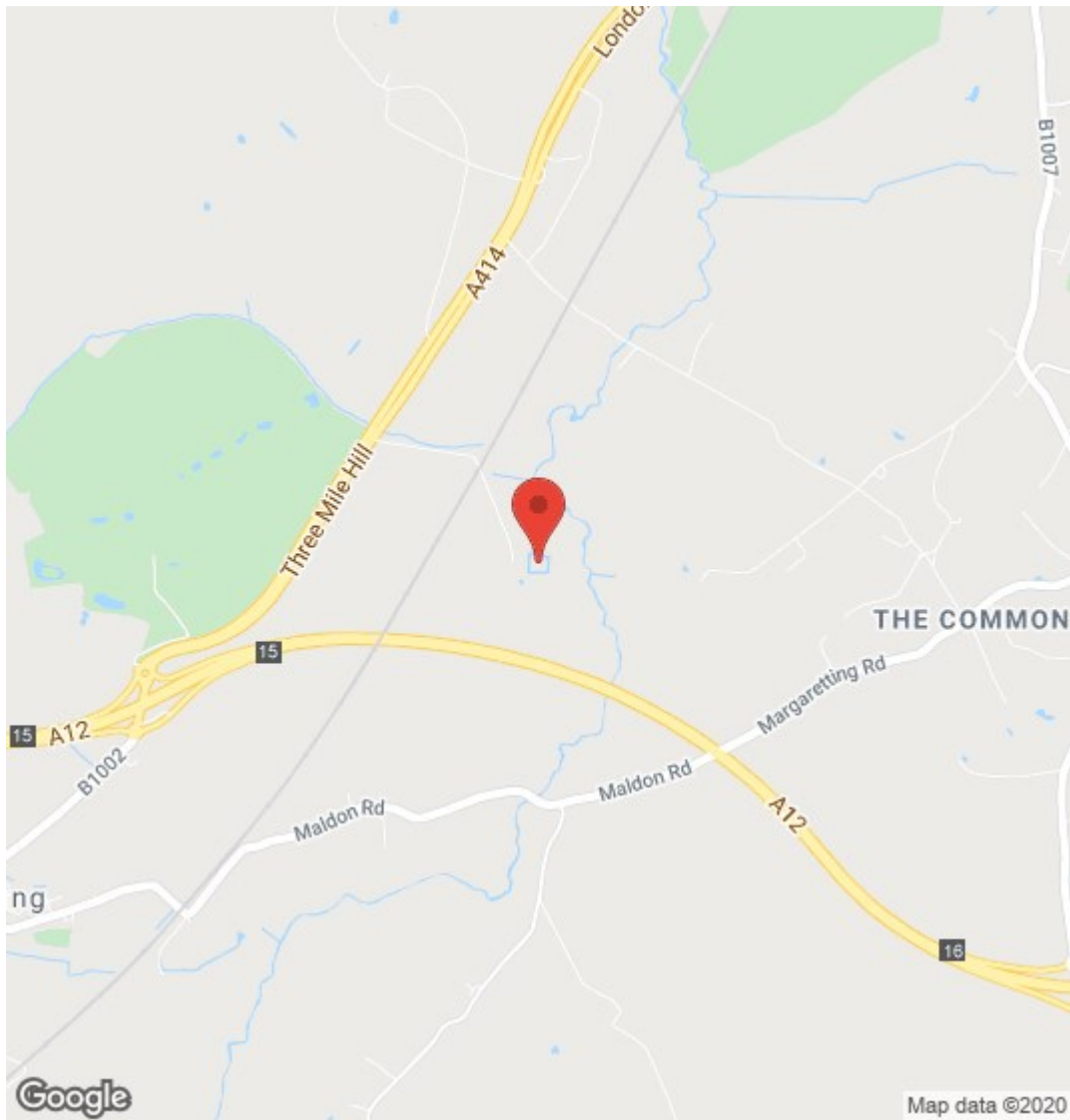


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID594152)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	43	59
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	62	75
EU Directive 2002/91/EC		

PLEASE CALL 01277 288000 TO ARRANGE A VIEWING
www.periodhomes.co.uk

INDEPENDENT ESTATE AGENTS - VALUATIONS WITH NO OBLIGATION - PROFESSIONAL SERVICE

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide, no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or mis-statement in these particulars.

Period Homes, a trading style of Walkers Village and Country Homes Limited do not make or give, whether in these particulars, during negotiations or otherwise, any representation whatsoever in relation to this property.

