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Sales & Lettings Agents



For Sale







The Longview, Great Leighs, CM3 1NL

Longview is a superb four bedroom detached family property situated on a plot of approximately 2 acres (STLS). Immaculately presented throughout, there are two large first floor double bedrooms, both with dressing areas and the main offering a full sized bathroom, whilst to the ground floor is a further en-suite bedroom and a fourth which offers versatile use. To the back of the property and with bi-fold doors affording a lovely view over the property's main garden areas, is a superb fitted kitchen with a separate utility, whilst a very comfortable sitting room with log burner lays open plan to the main kitchen area. Worth noting that many rooms offer a dual aspect, making the most of its countryside surroundings.

4 Bedroom(s) | 1 Reception(s) | 3 Bathroom(s)


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Entrance door to

RECEPTION HALL 6.83m (22'5) x 4.14m (13'7) AT MAXIMUM POINTS

'L' shaped with inset spot lights, window to front, stairs rising to first floor, very useful large storage cupboard, doors to

GROUND FLOOR BATHROOM 2.97m (9'9) x 2.79m (9'2)

Inset spot lights, obscure double glazed window to front, free-standing claw foot style bath with mixer tap and shower attachment, low level w.c, pedestal wash hand basin, Victorian style radiator with heater towel rail.

DUAL ASPECT SITTING ROOM 5.72m (18'9) + BAY x 4.42m (14'6)

Large bay window to front, two further windows to side, a particular feature is the log burner with oak mantle, open plan to

KITCHEN 6.4m (21') x 3.86m (12'8) > 11'

A superb room with bi-folding doors spanning almost the entire width and therefore giving direct access onto the property's rear garden. The main kitchen area comprises of a comprehensive range of cream fronted wall and base level units with worktops over, ample space for appliances including an integrated oven with separate microwave oven, integrated dishwasher, further space for American style fridge freezer. Within the kitchen area there is a fantastic island unit with stool style seating, also housing a four ring hob with suspended hood over.

UTILITY ROOM 2.74m (9') x 2.01m (6'7)

Complimentary gloss fronted wall and base level units, inset single drainer sink unit, space for appliances, door leading onto the rear garden.

GROUND FLOOR BEDROOM THREE 5.36m (17'7) x 3.89m (12'9)

Inset spot lights, double glazed window to rear enjoying views over the garden.

EN-SUITE

Inset spot lights, obscure double glazed window to rear, corner shower unit with glazed screen, close coupled w.c, pedestal wash hand basin with mixer tap, Victorian style radiator with towel rail.

GROUND FLOOR BEDROOM FOUR 4.32m (14'2) x 2.97m (9'9)

A room of versatile use as it could be used as a further reception, offering double glazed window to front with views over the front garden.

FIRST FLOOR LANDING

Velux style window to rear, doors to both double bedrooms.

MAIN BEDROOM 5.82m (19'1) x 4.8m (15'9) + RECESS

A dual aspect room with window to both front and rear, part vaulted ceiling, further velux style window to rear, eaves storage.

WALK-IN DRESSING ROOM

Floor to ceiling shelving and hang rails.

EN-SUITE

Inset spot lights, velux style window, modern suite comprising of a free-standing claw foot bath, separate shower unit, close coupled w.c, wash hand basin with cupboard under.

BEDROOM TWO 4.8m (15'9) x 3.96m (13') + RECESS

A dual aspect room with windows to both front and rear, part vaulted roof line, eaves storage.

WALK-IN DRESSING ROOM

Floor to ceiling shelving and hang rails and benefiting from a further velux style window front.

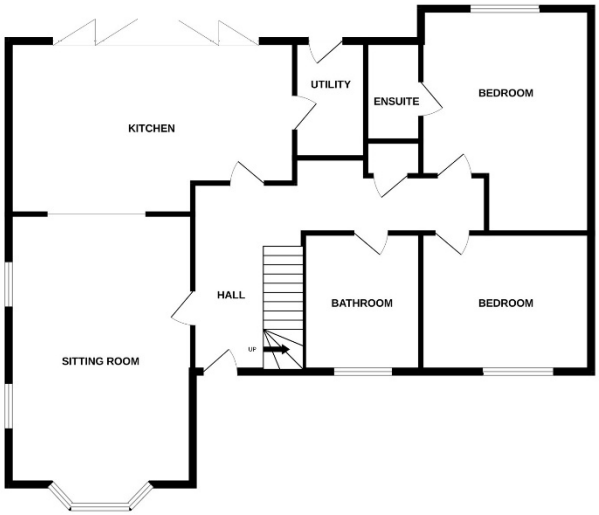
GARAGE & STORAGE ROOM

To one side is a detached garage with electric up and over door and accessed via a ladder above the garage is a very useful storage room with vaulted roof line and glazed apex.

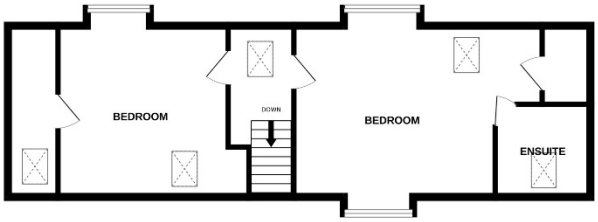
OUTSIDE

As mentioned previously, Longview is situated on a plot of approximately 2 acres in total (STLS). There is an impressive gravelled driveway and neat lawn set behind a low retaining brick wall with an electric gate. The rear garden is a particular feature and runs to approximately 2 acres. With initial parts mostly laid to lawn, affording a superb koi pond in addition to a raised decked area which is perfect for outside dining and entertaining. Split by timber posts and rail fence is the second part of the garden which is mostly meadow with its own natural clay pond and a number of mature trees.

GROUND FLOOR



1ST FLOOR



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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EPC RATING: C
COUNCIL TAX BAND: E
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only. ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

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For more information, please contact

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