



RONA

Borwick Lane Wickford
£650,000 - £675,000

- Large Detached House
- One Bedroom Annex
- Approx 1.35 Acre Plot
- Stables And Tack Room

LARGE PLOT WITH STABLES AND ANNEX.. A unique and spacious three bedroom detached house with attached one bedroom Annex. The property is in need of some general modernisation and occupies a superb plot of approx 1.35 acres. Ideal for any Equestrian enthusiast, there are a range of stables on site and substantial timber outbuilding which could be utilized as office/studio space. Internally the property features a 26'1 kitchen/breakfast room, 24'8 lounge, 15'8 conservatory and 22' master bedroom. Situated in a semi rural location yet still within reach of Wickford Town Centre, properties such as this rarely come to the market.





ENTRANCE

Via double doors with obscure picture windows, leading to:

HALLWAY

Smooth and coved ceiling with ornate ceiling rose, tiled floor, stairs to first floor landing, doors to:

DINING ROOM

11' 11" x 10' 7" (3.63m x 3.23m)

Double glazed doors to front, two double glazed windows to side, double doors to:

KITCHEN/DINER

26' 1" x 10' 3" (7.95m x 3.12m)

Double glazed window to rear, double glazed door to lean to, smooth and coved ceiling with ornate ceiling with inset spotlights, range of matching eye and base level units, work surfaces incorporating one and an half bowl sink unit with mixer tap, breakfast bar, space for appliances, integrated double oven with four ring electric hob, door to:

GROUND FLOOR CLOAKROOM

Obscure double glazed window to rear, low level w/c, wash hand basin with mixer tap, smooth and coved ceiling with ornate ceiling rose, tiled walls.

LOUNGE

24' 8" x 11' 2" (7.52m x 3.4 m)

Smooth ceiling with ornate ceiling rose, double glazed bay window to front, double glazed window to side, laminate flooring, feature fireplace with ornate mantle and marble effect hearth and surround, double doors leading to:



CONSERVATORY / GAMES ROOM

15' 8" x 14' 4" (4.78m x 4.37m)

Perspex style roofing, double glazed french doors to rear, double glazed windows to rear, obscure double glazed door to side, door leading to annex.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

22' 5" x 11' 1" (6.83m x 3.38m)

Double glazed windows to front and rear, smooth and coved ceiling, access to loft, radiator, sink with mixer tap.

BEDROOM TWO

11' 11" x 11' 0" (3.63m x 3.35m)

Smooth and coved ceiling with ornate ceiling rose, double glazed window to front, radiator, dado rail.

BEDROOM THREE

9' 3" x 8' 7" (2.82m x 2.62m)

Double glazed window to rear, radiator, smooth and coved ceiling with ornate ceiling rose.

BATHROOM

Obscure double glazed window to rear, tiled flooring, radiator, low level w/c, wash hand basin with mixer tap, shower cubicle with mounted shower, wood paneled bath with mixer tap, versace tiling.

ANNEX LOUNGE

17' 7" x 12' 9" (5.36m x 3.89m)

Double glazed french doors to side and rear, double glazed window to rear, double radiator, smooth ceiling with inset spotlights, laminate flooring, doors to:

ANNEX BEDROOM

11' 4" x 10' 1" (3.45m x 3.07m)

Double glazed french doors to rear, double glazed window to rear, smooth ceiling with inset spotlights, radiator with ornate cover, door to:

ANNEX BATHROOM

10' 1" x 5' 9" (3.07m x 1.75m)

Low level w/c, wash hand basin, 'P' shape bath with mixer tap and shower attachment.

EXTERIOR

A tree lined plot measuring in the region of 1.35 acres. The garden commences with a large decked patio area and benefits from a large gated paddock with a range of stables and further gated section of garden to the side. There is also a two room detached summerhouse. The front of the property is accessed via locked double gates and offers ample off street parking.

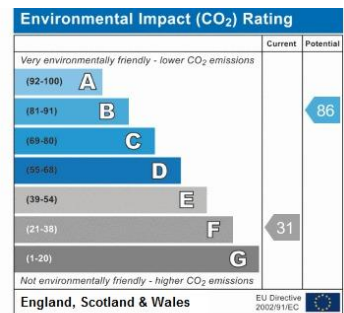
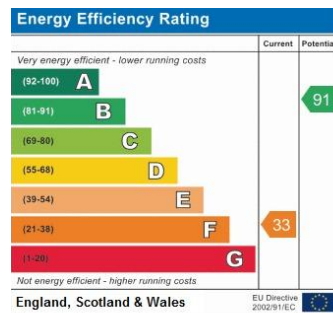


Agents note The vendor will look to add an overage clause into the agreed sale.

Ground Floor



First Floor



Regulated by RICS

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