



# RONA

**Chalk Street**  
Rettendon Common

**£895,000**

Ideal for EQUESTRIAN enthusiasts. A beautifully presented four bedroom detached bungalow occupying an exceptional plot in excess of 2 acres. The property is located in the picturesque, semi rural area of Rettendon Common and offers an array of features. Internally, there is a wealth of character throughout with a Country style kitchen, 21'5 lounge with feature Oak beams and wood burning stove, en-suite bathroom and a beautiful sun room with vaulted ceiling. For any prospective purchaser looking to work from home, there is also a 22' x 16'1 office which could potentially be used as a 5th Bedroom. The rear garden features a substantial Courtyard style patio leading directly to the stunning Oak framed BBQ area, designed by Oakwrights. There is vehicular access leading to the rear where the stable block and garage are located. There is also a heated outdoor swimming pool, 41'5 workshop and a number of paddocked areas. Opportunities such as this rarely come to the market.





## ENTRANCE

Via solid wood door leading to:

## HALLWAY

15' 7" x 10' 0" (4.75m x 3.05m)

Range of decorative timber beams to ceiling and walls, double glazed bow window to front and doors to;

## BEDROOM TWO

10' 7" x 9' 8" (3.23m x 2.95m)

Double glazed bow window to front, smooth and coved ceiling, radiator and range of fitted wardrobes.

## BEDROOM THREE

9' 9" x 6' 7" (2.97m x 2.01m)

Wood panelled ceiling, double glazed window to side aspect and radiator.

## BEDROOM FOUR

9' 11" x 7' 10" (3.02m x 2.39m)

Double glazed window to side, timber beams to ceiling and fitted shelving.

## BATHROOM

9' 4" x 6' 3" (2.84m x 1.91m)

Smooth ceiling with inset spotlights, obscure double glazed window to side, part wood paneled walls, part tiling to walls, heated towel rail, vanity wash hand basin with mixer tap, high level flush w/c, panelled bath with mixer tap and shower attachment, wood flooring, tiled one and a half width shower cubicle with wall mounted shower unit.

## KITCHEN

20' 4" x 11' 10" (6.2m x 3.61m)

Country style kitchen comprising of smooth and coved ceiling with inset spotlights and decorative timber beams, range of matching eye and base level units with rolled edge work surfaces above, ceramic Butler style sink and drainer with mixer tap, stable style door to garden, double glazed windows to side and rear, tiled flooring, built in storage cupboard, Aga cooker, space for appliances, open to;

## UTILITY ROOM

11' 10" x 7' 8" (3.61m x 2.34m)

Tiled flooring, eye level units with worktop above, space and plumbing for appliances, smooth and coved ceiling with inset spotlights, loft access via drop down hatch and double doors leading to;

## SUN ROOM

13' 6" x 13' 5" (4.11m x 4.09m)

Vaulted ceiling with ceiling fan, full height double glazed window to rear aspect, double glazed French doors to one side and additional double glazed door to the other and tiled flooring.

## LOUNGE

21' 5" x 17' 1" (6.53m x 0m)

Double glazed bow window to front, double glazed French doors and double glazed window to rear, decorative timber beams to ceiling, brick built feature fireplace with inset wood burning stove, double radiator, wall lights and door to leading to rear hallway with access to;

## BEDROOM ONE

12' 3" x 9' 3" to fitted wardrobes (3.73m x 2.82m)

Double glazed window to front, radiator to front, range of fitted wardrobes, decorative timber beams to ceiling and door to;

## EN-SUITE

Low level flushing w.c, pedestal wash hand basin, panelled bath with mixer tap and wall mounted shower unit above, tiled walls, extractor fan and access to loft space.

## OFFICE

22' 2" x 16' 1" (6.76m x 4.9m)

Coved ceiling with inset spotlights, electric heater, double glazed window to rear, two set of double glazed French doors to side, access to loft space and door to cloakroom with low level flushing w.c, wash hand basin and heated towel rail.

## EXTERIOR

### Plot in Excess of 2 acres

The rear garden commences with a substantial paved patio area incorporating a timer Pergola with grape vine. The main feature is a stunning Oak framed BBQ area with pitched roof, designed by Oakwrights. Measuring 23' x 15'3 and with sandstone style flooring, this really is the perfect reception space for hosting outdoors. The formal garden is laid mainly to lawn with a range of well established a neatly tended borders. There is a stable style gate leading from the front, providing vehicular access to the rear via a substantial shingled driveway. The stable block, garage and pool room are located to the rear of the formal garden, within close proximity to the outdoor heated swimming pool. There are a number of paddocked areas as the plot progresses with the added benefit of a detached timber workshop measuring 41'5 x 19'4.

The front of the property provides parking for numerous vehicles via a large independent shingled driveway and access to integral garage via up and over door.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout. We advise any prospective buyer to get their legal representative to confirm the exact plot size.

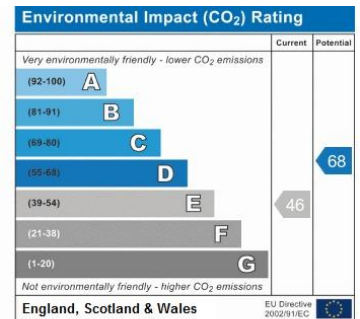
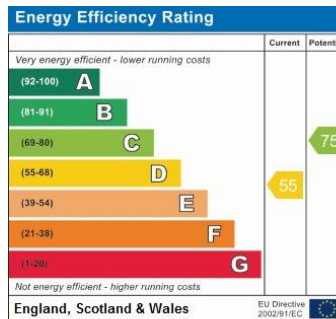
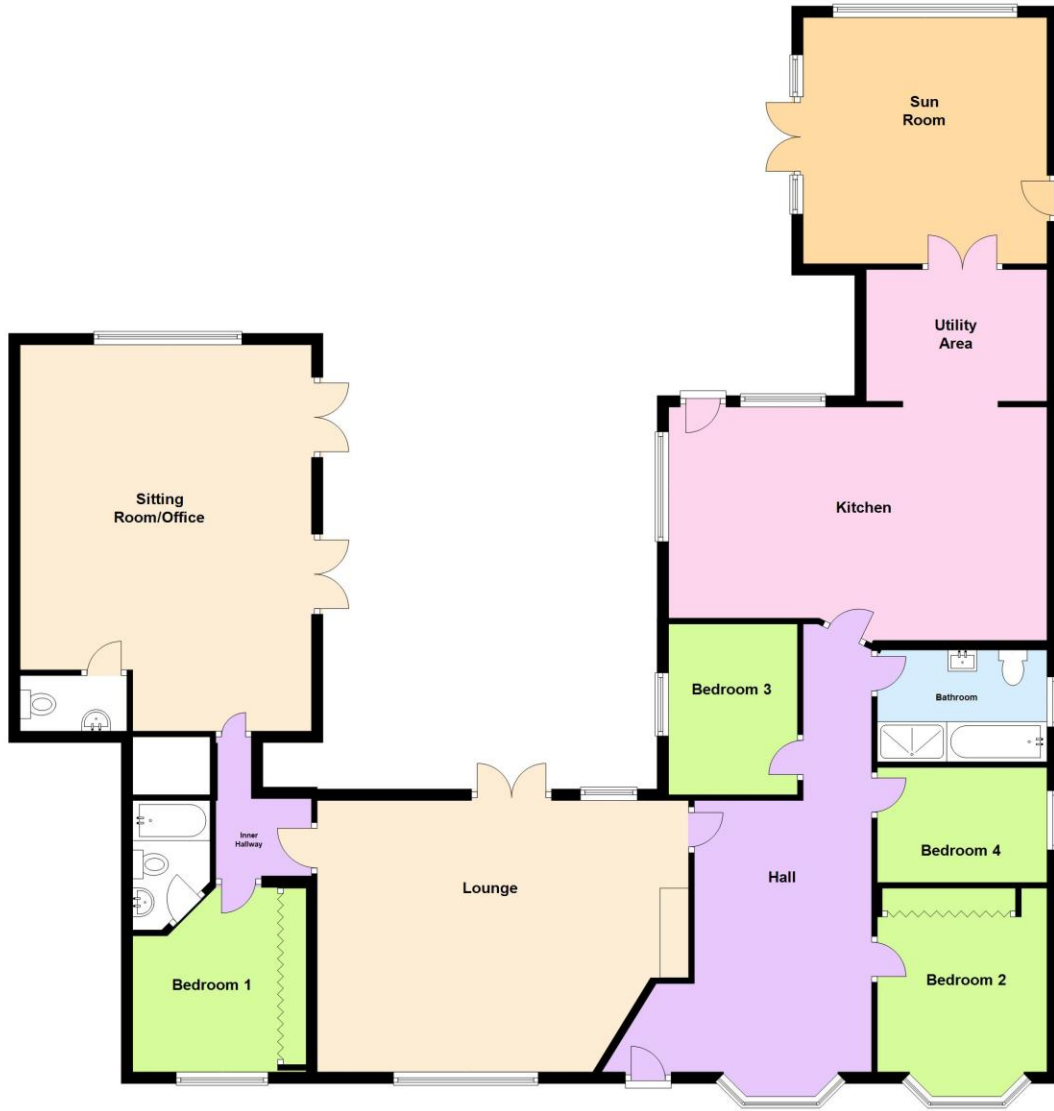








Ground Floor



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