



**Henton Kirkman**  
- Residential -

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## Cannons Mead, Stondon Massey

Price £625,000

Embrace country and village life with this hugely impressive and very deceptive semi-detached chalet offering NO ONWARD CHAIN and boasting 2,121sq ft of spacious accommodation sweeping over two floors, along with a well-manicured garden of 100ft max, extending round to the side, where there is another broad expanse of grounds incorporating a large Shed and Greenhouse for the green fingered. Voluminous ground floor living space includes a 22ft 4" max x 14ft T-shaped Hall, 24ft 6" x 23ft max Living Room open plan to the large refitted Kitchen with its adjoining Utility Room, light and airy Conservatory, a further reception room/additional bedroom, Shower Room and ground floor Bedroom with a huge, private Ensuite Bathroom. Upstairs is a big Landing, two very generous bedrooms and a jumbo Bathroom (next door have their bathroom as another bedroom and have put in a Bathroom within the big Landing). Plus, there is the clear potential to enlarge the upstairs more subject to local authority approval.

Although a rural village, Cannons Mead is a residential turning and so has all the usual utilities including mains drainage and gas, this property also having gas central heating via radiators and double glazing too. Stondon Massey itself enjoys a delightful country setting, despite only being a few miles from London and has an active community with an annual fete held on the village green and the great local pub opposite, The Bricklayers Arms, which has been in the same family for the last 60 years. Various other events are also centred around the Village Hall and the local Church. Just a 1.6-mile drive away, in the adjoining village of Doddingtonhurst, is a local Budgens Supermarket providing the daily essentials, with Ongar the nearest High Street at just over 3 miles. Brentwood Town Centre is only a couple of miles further at 5.6 miles and the City of Chelmsford is 10 miles.



# Integrity, honesty and trust



**GROUND FLOOR SHOWER ROOM/WC** 5ft 2' x 5ft (1.57m x 1.52m) - Handy for guests, this ground floor WC room also incorporates an open shower.

**SPACIOUS OPEN PLAN LOUNGE/DINING ROOM** 24ft 6' x 23ft narrowing to 16ft 7.47m x 7.01m > 4.88m) - Giving a fabulous feeling of space, the open plan lounge and dining room, along with the adjoining conservatory, creates a wonderful gathering area for large families and entertaining. This very sociable place flows round to the original lounge area, where there is a smart stone effect electric Fireplace. Ad external door opens to a patio area with steps leading down to the main lawn.

**CONSERVATORY** 12ft 3' x 11ft 7' (3.73m x 3.53m) - Two radiators running off the main central heating system, makes this lovely extension an all-year-round living space. The vaulted roof gives a greater impression of light and air, and the travertine effect laminate flooring works well with the cream decor.

**FURTHER RECEPTION ROOM** 11ft x 10ft 6' (3.35m x 3.2m) - Labelled as the second bedroom on the floor plan, this versatile front room has been used as a dining room but could of course make a perfect additional ground floor double bedroom. A wide window floods in lots of light.

**KITCHEN** 12ft 1' x 10ft 5' (3.68m x 3.17m) - Re-fitted with an attractive range of light 'Oak' effect units incorporating an electric Hob with a stainless steel/glass Chimney style Extractor Hood above and split-level Double Oven. There is also an integrated Dishwasher and Fridge/Freezer. Wet underfloor heating extends under the white slate effect tiled floor, into the adjoining utility room. Nice further features include inset downlighting, plinth lighting and plenty of light coming through the rear and side facing windows.

**UTILITY ROOM** 8ft 7' x 4ft 10' (2.62m x 1.47m) - Fitted with the same matching light 'Oak' units as found in the kitchen and incorporating spaces for a washing machine, tumble dryer and a further appliance. A nice size window gives plenty of daylight and the wall mounted Vaillant Ecotec Pro Gas Boiler serves the gas central heating via radiators and hot water.







**1st FLOOR LANDING** 11ft 9' x 11ft 2' (3.58m x 3.4m) - Bathed in light courtesy of the skylight window, this large landing area has plenty of space for furniture, or like next door has done, taking part of it to be used as a bathroom, with the existing first floor bedroom-size bathroom, to be turned into an additional bedroom

**GROUND FLOOR BEDROOM ONE** 12ft 5' x 12ft (3.78m x 3.66m) - The measurements of this well-proportioned front double bedroom exclude a run of 2.5 double wardrobes, on the left as you enter.

**EN-SUITE BATHROOM** 8ft 7' x 6ft 10' (2.62m x 2.08m) - What a lovely size bathroom. Currently featuring a corner bath, which of course could so easily be changed to a large walk-in shower instead. Cosy in winter courtesy of the tall chrome towel radiator and underfloor heating.

**BEDROOM THREE** 18ft 6' x 12ft (5.64m x 3.66m) - The measurements exclude a run of three double wardrobes along the far wall of this generous first floor bedroom, which enjoys a pleasant outlook through the rear window, of the secluded garden. In addition to the wardrobes, there is a surprisingly spacious eaves storage area hidden behind a low door.

**BEDROOM FOUR** 21ft 3' x 11ft 6' (6.48m x 3.51m) - Another roomy sleeping quarters, this one with a range of fitted wardrobes giving useful storage, in addition to built-in eaves cupboards.

**BATHROOM** 10ft x 9ft 1' (3.05m x 2.77m) - This oversized bathroom has a modern white three-piece suit and a rear facing window with obscure glass.

**EXTERIOR – FRONT** - The handsome block paved drive provides parking for several vehicles and a side gate leads round to the rear and side gardens.

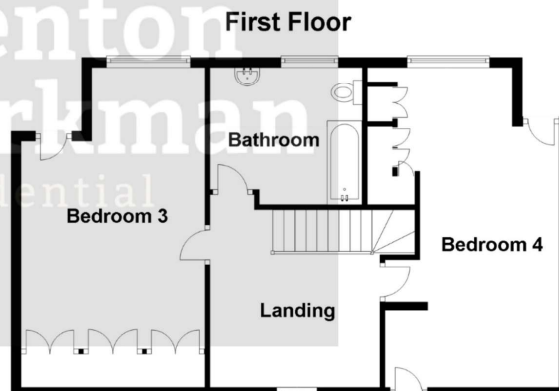
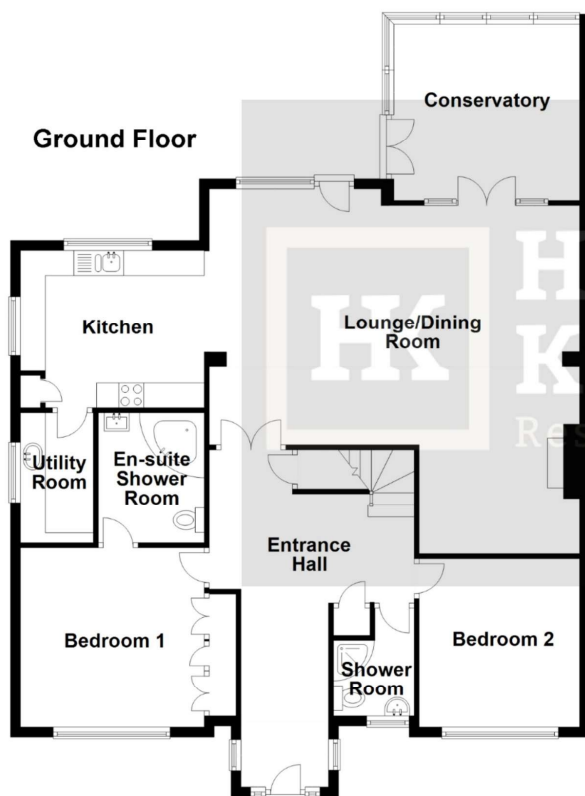
**EXTERIOR - REAR GARDEN** - Wandering the Gardens is a delight, the well-manicured grounds having clearly being well looked after. There are three buildings: A Shed, Summerhouse and Greenhouse, all to remain.



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Ensuite to Ground Floor Bedroom





APPROX INTERNAL FLOOR AREA  
197 SQ M 2121 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation of  
this plan, please check all dimensions, shapes &  
compass bearings before making any decisions  
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Whilst every care has been taken in the preparation of these details they are for guidance purposes only and no guarantee can be given to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies can inadvertently occur. The agents have not tested the appliances or central heating and interested applicants are advised to make their own investigations.

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