

ASHTON WHITE
Leading the way home

3 Wood Cottages, Brock Hill, Runwell SS11 7PA

Guide Price £575,000 - £600,000

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Wood Cottages Brock Hill RunwellWickford SS11 7PA

SALE AGREED BY ASHTON WHITE - Located in a delightful semi-rural setting on the borders of Runwell, Downham and South Hanningfield, is this recently extended and improved three bedroom semi-detached older-style cottage. The house is set in an elevated position, backing woodland and siding onto farmland offering outstanding views.

The cottage is set well back from the road, behind a long driveway, offering ample parking. You enter the house via a canopy porch with a door into the welcoming hallway with a boot room, housing the boiler and electric consumer unit. To the front is a cosy lounge with a bay window, fireplace with a wood burner and flanking storage cupboards. To the rear is an impressive open-plan kitchen/family room bathed in plenty of natural light through a large lantern roof and bi-folding doors. The kitchen features quartz worktops, including a central island, integrated dishwasher and plenty of storage cupboards; including a pantry cupboard. There is a good-size utility room with a door leading outside, and a further door to the ground floor shower room.

Up on the first floor is a landing area with access to the loft area (great potential for conversion subject to any permissions). The main bedroom is located to the front with a built in wardrobe. The second double bedroom is located to the rear with a built in wardrobe and the single bedroom is located to the front, again with a built in wardrobe. The modern family bathroom is beautifully fitted out, including built in storage and a shower unit over the bath. The large rear garden enjoys outstanding views across the surrounding countryside, with a large timber shed, patio and ample space top the side of the house.

























ENTRANCE HALL

BOOT ROOM
5'4 x 2'9 (1.63m x 0.84m)

LIVING ROOM
13'7 x 11 (4.14m x 3.35m)

KITCHEN/FAMILY ROOM
20'8 max x 19'7 (6.30m max x 5.97m)

UTILITY ROOM
9'3 x 7'4 (2.82m x 2.24m)

GROUND FLOOR SHOWER ROOM
7'4 x 5 (2.24m x 1.52m)

BEDROOM ONE
13'7 x 11 (4.14m x 3.35m)

BEDROOM TWO
11'4 x 10 (3.45m x 3.05m)

BEDROOM THREE
7'4 x 6'8 (2.24m x 2.03m)

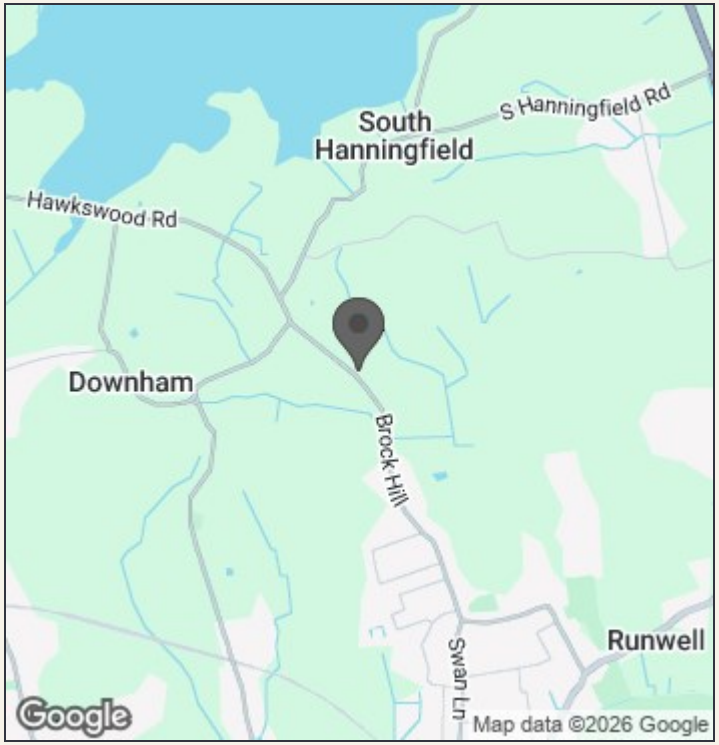
BATHROOM
9 x 6 (2.74m x 1.83m)

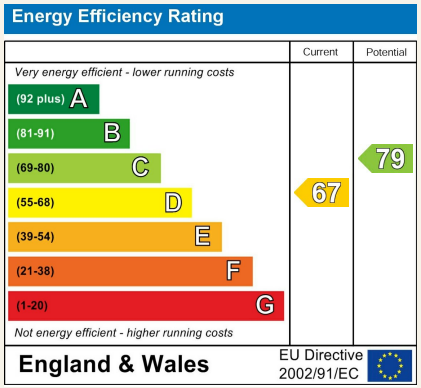


Ground Floor **First Floor**

Gross Internal Floor Area : 116.66 m2 ... 1255.71 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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