



Detached: High Ongar

Monthly £2,500

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

A detached rural property situated in open countryside in the village of High Ongar. The property is ideally situated for the towns of Harlow, Ongar, Chelmsford and Bishops Stortford. The location also gives excellent access to the A414, which in turn links to the M11.

DETAILS

LOCATION

The property is located in a rural position fronting the bypassed main road through High Ongar. The house is surrounded by its own gardens and enjoys a very rural position affording views across surrounding farmland.

ACCESSIBILITY

The location, whilst rural, provides good road links via the A414. Chelmsford City Centre, with its various shops and main line rail links lies approximately 8 miles to the East, with access to the M11 at Harlow around 6.5 miles away. More locally, the property is served by the town of Ongar where schools, supermarkets and shops may be found.

THE PROPERTY

'Ridges Hoppitt' is a modern family house in the style of a traditional Essex farmhouse. The property is of a modern construction and is finished to a very

high standard. There is oil fired underfloor heating downstairs with radiators on the upper floor. The property enjoys a rural location with farmland views to the rear. There is a large garage which is linked to the main house by a glass walkway.

Ground Floor:

The ground floor of the property consists of the following:

- Entrance Hall: Stairs rising to first floor, doors to Kitchen, Lounge and Shower Room. Glass partition with door to Dining Room.
- Dining Room (3.4m x 4.4m): Two sets of french doors to garden, double doors to Kitchen.
- Lounge (4.2m x 6.7m): Triple aspect room with feature fireplace, and french doors to rear garden
- Kitchen / Breakfast room (3.5m x 5.0m): Fitted floor and wall units and Rangemaster oven. Built in fridge/freezer and dishwasher.
- Shower room (2.3m x 1.5m): WC, wash hand basin and shower.
- Utility room (1.5m x 2.1m): with fitted cupboards and space for washing machine. Door to enclosed glass walkway to bot room and garage.
- Boot room (1.6m x 3.8m): Butler sink and fitted units. Door to garage.

First Floor:

- Bedroom 1 (3.7m x 4.8m): Dual aspect room with 'His & Hers' built in wardrobes.
 - Ensuite Bathroom (3.7m x 1.8m): Bath, separate shower, WC and wash hand basin. Heated towel rail.
- Bedroom 2 (3.5m x 3.7 max)
- Bedroom 3 (3.7m x 3.7m)
- Bedroom 4 (2.1m x 3.6m)
- Bathroom: Bath, separate shower cubicle, WC, wash hand basin and heated towel rail.

GARDENS

The property enjoys a large garden and with views across adjoining farmland.

PARKING

The house has its own independent off street parking on the gravel driveway to the front.

The property has a double garage measuring 5.0m x 5.0m.

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

The property is connected to mains electricity. Water is connected to the property and drainage is via a private sewerage system. The tenant will be required to pay the annual cost towards the emptying of the private sewerage system.

Oil fired central heating is fitted at the property on the first floor with underfloor heating on the ground floor. The property is double glazed throughout.

The property is alarmed and has CCTV.

COUNCIL TAX BAND

The property is assessed as Council Tax Band G.

ENERGY PERFORMANCE CERTIFICATE

The property is classed as Band B.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A two month deposit is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. There will be a charge of £150 per application payable by the tenant. Referencing will include credit checks and all character and employer references.

**Whirledge
&Nott**

Land • Property • Development