



Magnolia Cottage

36 Berwick Lane | Stanford Rivers | Ongar | Essex | CM5 9PZ

FINE & COUNTRY

OVERVIEW

Magnolia Cottage

Step inside this charming four-bedroom detached house with additional two-bedroom cottage, nestled in the heart of the Essex countryside. This stunning home is surrounded by the tranquil villages of Toot Hill, Ongar, and Stanford Rivers, with excellent transport links a short drive away to Epping, Debden and Theydon Bois Tube Stations, providing easy access into Central London.

As you enter the property through a secure gated entrance, a large driveway leads you to the main house on the right, and a self-contained detached cottage to the left. The cottage offers two bedrooms, a fully fitted modern kitchen, an open-plan lounge, and a family bathroom, providing a perfect space for guests or independent family members. It even features its own private access via a separate entrance.

The main house boasts four spacious bedrooms, including one shower room, alongside a family bathroom. The contemporary kitchen, equipped with all essentials including hot water tap, flows into the expansive lounge/dining area, where double doors open onto a beautifully maintained patio and garden, offering a seamless transition from indoor to outdoor living. A separate utility room enhances the convenience of the home with ample storage.

















STEP OUTSIDE

Magnolia Cottage

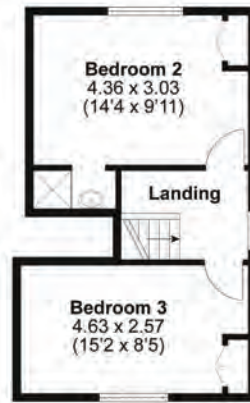
Step outside to enjoy the private rear garden, a perfect setting for alfresco dining, surrounded by lush countryside views. The property also has approved planning permission for an extension, providing an exciting opportunity for further development and personalisation.

Located within easy reach of the M11 and M25, this property combines rural tranquility with exceptional accessibility to London and other key locations, making it ideal for families or those looking for a countryside retreat with urban connections.

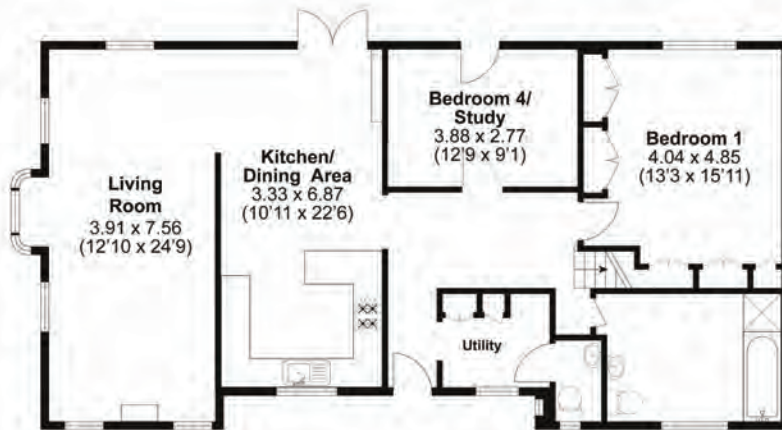
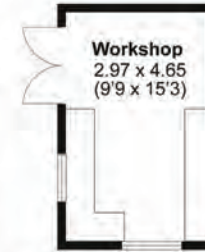
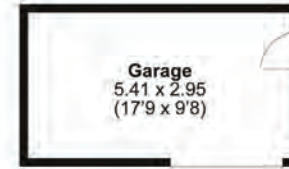
Features:

- Secure gated entrance and driveway
- Main house with four bedrooms (one en-suite)
- Self-contained two-bedroom cottage with separate entrance
- Spacious lounge/dining area with access to patio and garden
- Potential planning permission for extension
- Easy access to London via Epping/Theydon Bois Tube Stations
- Proximity to M11 and M25 for convenient road links
- No Onward Chain
- South- Facing Rear Garden

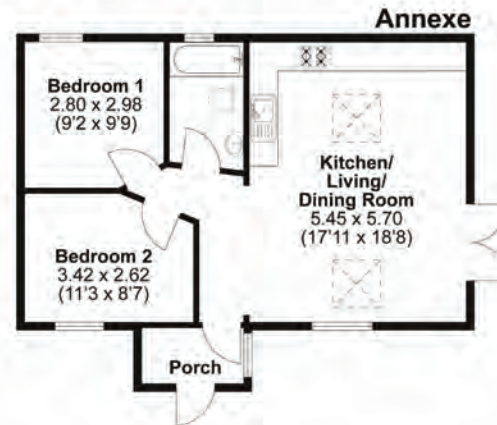




First Floor
Approx. 32.0sqm (344.0sqft)



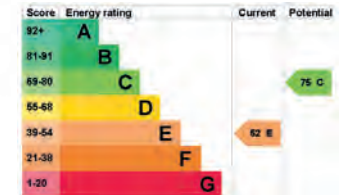
Ground Floor
Approx. 109.4sqm (1177.5sqft)



Annexe
Approx. 89.2sqm (960.0sqft)

TOTAL FLOOR AREA: 2481.5 sq.ft. (230.6 sq.m.) approx.

Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 12293451 Registered Office: F&C Area 25 Limited, 46 Hullbridge Road, South Woodham Ferrers CM3 5NG. Printed 10.10.2024



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