

## Windemere House, 3 Pemberton Field, South Fambridge, SS4 3BF



Guide Price:  
£700,000 - £725,000

An impressive five bedroom family home arranged over three levels and benefiting from a three storey extension to the rear with excellent views over the 270ft rear garden, River Crouch and countryside beyond. The extensive refurbishment has been completed by Essex Oak Limited including the handmade bespoke kitchen. Internal viewing strongly recommended to appreciate both the size and exceptional high quality finish throughout.

EPC Rating: C. Our Ref: 16187.

**Directions:** Proceed from our office at the Spa roundabout taking the first exit into Spa Road, signposted Ashingdon. Pass through the village, under the railway bridge into Greensward Lane and continue along this road, past Greensward Academy, eventually taking the left hand turn, immediately after Ashingdon School, into Fambridge Road. Once you arrive at the village, Pemberton Field can be found on the right-hand side.



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Entrance via hard wood Oak entrance door to entrance porch.

#### **ENTRANCE PORCH**

Further entrance door to entrance hall.

#### **ENTRANCE HALL**

Double glazed window to the front aspect, with white shutters. Stairs to first floor accommodation with understairs storage cupboard. Coving to plastered ceiling. Radiator.

#### **GROUND FLOOR CLOAKROOM**

Obscure double glazed window to the front aspect, with white shutters. A two piece white suite comprising wash hand basin and low level WC. Tiled floor. Part tiled walls. Plastered ceiling. Radiator.

#### **STUDY 9' 2" x 8' 8" (2.79m 9' 2" x 8' 8" max (2.79m x 2.64m max)**

Double glazed window to the front aspect, with white shutters. Coving to plastered ceiling. Radiator.

#### **OPEN PLAN KITCHEN/DINING/FAMILY/LOUNGE AREA**

#### **KITCHEN/BREAKFAST ROOM 18' 7" x 19' 4" max (5.66m x 5.89m)**

Double glazed window to the rear aspect. Double glazed door to the side. Bespoke hand-made kitchen, by Essex Oak Ltd, comprising of an extensive range of light units to eye and base level. Granite work surfaces. Large white, ceramic, double bowl sink unit. Large centre island with part granite, part wood work surface. Breakfast bar, with additional storage below, providing seating for four people. Six ring Rangemaster Excel cooker, may remain subject to separate negotiation. Extractor hood above. Integrated Bosch microwave. Integrated dish washer. Integrated wine cooler. Cupboard housing boiler. Space for American style fridge/freezer. Plumbing and space washing machine. Space for tumble dryer. Tiled floor. Plastered ceiling.



#### **DINING/FAMILY ROOM 19' 2" x 11' 2" (5.84m x 3.4m)**

Double glazed window to the front aspect, with white shutters. Feature fireplace with open flue. Coving to plastered ceiling. Two radiators.



#### **LOUNGE 17' 6" x 17' 1" (5.33m x 5.21m)**

Double glazed, bi-fold doors to the rear, overlooking the garden. TV point. Coving to plastered ceiling. Radiator.



#### **FIRST FLOOR LANDING**

Stairs to second floor accommodation. Coving to plastered ceiling. Radiator.



### **BEDROOM TWO 18' 7" x 17' 8" (5.66m x 5.38m)**

Double glazed doors to the Juliette balcony, with wonderful views over garden and countryside beyond. Two circular double glazed windows to either side, with white shutters. Plastered ceiling. Two radiators.



### **BATHROOM SUITE 13' x 5' 5" (3.96m x 1.65m)**

A white four piece suite comprising of pedestal wash hand basin, shower cubicle with adjustable shower over and low level WC. Extractor fan. Plastered ceiling. Radiator. Leading through to bath area.



### **BEDROOM THREE 12' 10" x 11' 6" (3.91m x 3.51m)**

Double glazed doors to balcony. Wardrobes. Coving to plastered ceiling. Radiator.



### **BATH AREA 6' 8" x 5' (2.03m x 1.52m)**

Obscure double glazed window to the front aspect. A large deep white bath with inset wall mounted taps. Tiled floor. Part tiled walls. Plastered ceiling. Radiator.

### **SECOND FLOOR LANDING**

Double glazed windows to the front aspect with white shutters. Obscure double glazed window to the side aspect. Walk-in storage cupboard 9' x 3' 10" (2.74m x 1.17m). Airing cupboard.

### **MASTER BEDROOM SUITE 22' 8" x 15' 10" (6.91m x 4.83m)**

Double glazed windows and double glazed doors to the Juliette balcony, with excellent views over the garden, River Crouch and countryside beyond. Three double glazed windows to the side aspect. Exposed Oak ceiling beams. Two radiators.

### **EN SUITE**

A three piece white suite comprising pedestal wash hand basin, panelled bath with adjustable shower over and shower screen and low level WC. Shaver point. Extractor fan. Tiled floor. Part tiled walls. Plastered ceiling. Radiator.

### **BEDROOM FOUR 19' 4" x 8' 1" (5.89m x 2.46m)**

Double glazed window to the front aspect. Coving to plastered ceiling. Radiator.

### **BEDROOM FIVE 9' 8" x 9' 6" (2.95m x 2.9m)**

Double glazed window to the front aspect. Coving to plastered ceiling. Two radiators.



### DRESSING ROOM 13' 7" x 10' 4" (4.14m x 3.15m)

Fully fitted with glass fronted drawers, open hanging rails and shoe cupboards.



### EN SUITE 11' x 10' 6" (3.35m x 3.2m)

Double glazed window to the rear aspect, with white shutters, views over countryside. A luxury four piece suite comprising large shower enclosure with fixed chrome shower head and adjustable hand held shower head and separate drying area, vanity wash hand basin, beautiful Oval shaped His & Hers free standing bath with free standing centre tap and hand held shower head and low level WC. Extractor fan. Tiled floor. Part tiled walls. Plastered ceiling. Heated chrome towel rail.

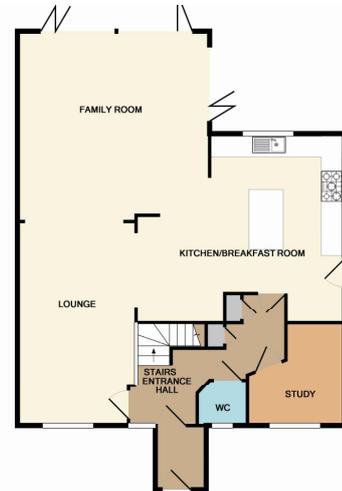


### EXTERIOR

The vendor advises that the garden measures **approximately 270ft (82.3m) in depth**. However, there is a large portion of the garden to the rear which is currently overgrown.

Commencing with large patio with steps leading down to lower patio proving plenty of space for table and chairs. **HOT TUB**. Lawn area. Enclosed side garden offering privacy. Exterior taps. Exterior lighting. Gate providing access to the front.

The **FRONT** has off-street parking for several vehicles which in turn leads to **DETACHED PITCHED ROOF GARAGE 17' 6" x 17' 4" (5.33m x 5.28m)**, two up and over doors, window to the rear and personal door to the rear garden.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1088 SQ.FT.  
(101.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1082 SQ.FT.  
(99.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 542 SQ.FT.  
(50.2 SQ.M.)  
TOTAL APPROX. FLOOR AREA 2961 SQ.FT. (277.9 SQ.M.)  
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