

THE PADDOCK



STOCK VILLAGE

NEW DEVELOPMENT OF 2 SUBSTANTIAL DETACHED FAMILY HOMES IN IDYLIC CENTRAL VILLAGE SETTING.

Silverswan Homes
Prestige design and build



'THE PADDOCK'

STOCK VILLAGE

Two exclusive and particularly spacious 4 bedroom DETACHED family homes individually architect designed and offering luxury family accommodation on a private road and within a stunning location overlooking the village green at the heart of the picturesque village of Stock.

Completed and fitted to a particularly high standard throughout and benefiting from quality fitted kitchen, utility and bathrooms.

Few locations within this pretty and sought after village enjoy quite the 'cache' of The Paddock, and particularly the location within The Paddock of these two exciting new DETACHED family homes, tucked away at the end of this private cul-de-sac, just a few minutes walk to the village centre and the many and varied amenities Stock has to offer, yet quiet and secluded with the added benefit of overlooking the picturesque village green, with the fine Bakers Arms Pub just around the corner, cricket on summer weekends and the 'thwack of willow on leather' within earshot - what more could you ask?

Built and fitted to a very high standard throughout, including feature fireplace with wood burning stove in the living area, luxury fitted designer kitchens to include a wide range of quality appliances, under floor heating, luxury modern designer bathrooms and en-suites with quality fittings, bespoke hand made stairs case and landscaped rear gardens including patio, these substantial properties will provide both spacious and luxurious family accommodation.

For the early buyer, there is the added benefit of being involved in the choice of various fittings, tiles and decoration etc.



Prices from £1,250,000 to £1,350,000 Freehold.

COMPUTER GENERATED IMAGES



SPECIFICATION

Luxury fitted designer kitchen to include: -

- Built in oven, microwave, ceramic induction hob or choice of Rangemaster oven range with extractor canopy.
- Integrated dishwasher, fridge / freezer and granite work tops.

Separate utility room to include: -

- Tiled floor and splash back,
- Plumbing for washing machine & tumble dryer
- Amble units and worktops.

Under floor heating throughout the ground floor.

Pressurised hot water system for powerful showers.

Luxury modern designer bathroom and en-suites to include : -

- Choice of quality tiled ceramic floor and walls
- Luxury bath & wall hung toilets.

Bespoke handmade staircase.

Feature part vaulted ceiling to master bedroom

Choice of quality internal doors with chrome fittings.

Choice of tiled floor finish to hall, kitchen, breakfast area and utility room.

Garage with electric up and over door

Sky multi room system,

Cat 5 cabling for home computer network.

BT/broadband points.

Sound system to lounge and kitchen

SSIAB certificated burglar alarm system.

Character exterior finish to include clay roof tiles, stock brick plinth, timber cottage style windows, timber bifold doors to kitchen area.

Feature fireplace with wood burning stove to living area

Build to code 3 for sustainable homes, producing a highly efficient, and air tight and sustainable home.

Generous established landscaped rear gardens, approx, size: plot 1 length 23m (76ft) x width 17.3m (57 ft) and plot 2 length 24m (80 ft) and width 15.4m (50 ft) increasing to 30m (100 ft)

KITCHEN & BATHROOM IMPRESSIONS



GROUND FLOOR

Living Space 6.18m x 4.8m max

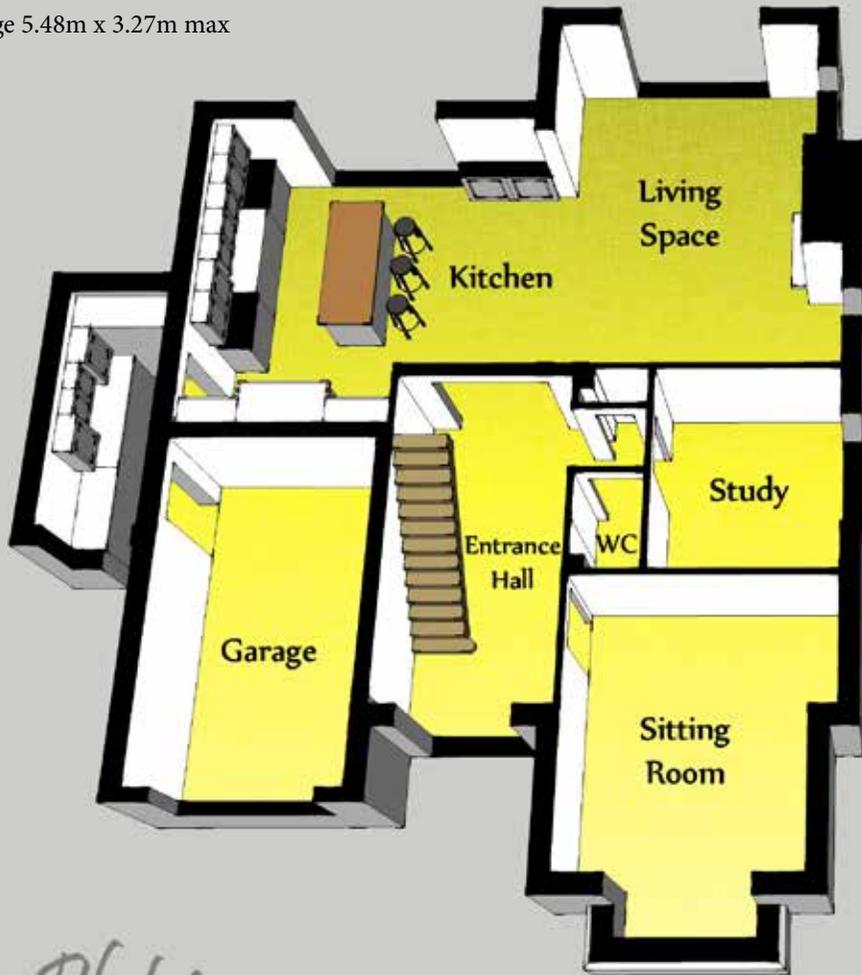
Sitting Room 5.26m x 4.12m max

Study 3.25m x 2.92m max

Kitchen Space 5.38m x 5.7m max

Utility 3.9m x 1.53m max

Garage 5.48m x 3.27m max



Plot 1

FIRST FLOOR

Master Bedroom 6.17m x 5.46m max

En-suite to master bedroom 3.42m x 1.7m max

Bedroom Two 3.94m x 4.15m max

En-suite to bedroom Two 4.15m x 1.7m max

Bedroom Three 4.07m x 3.37m max

En-suite to Bedroom Three

Bedroom Four 3.51m x 3.37m max.



GROUND FLOOR

Living Space 6.18m x 4.8m max

Sitting Room 5.26m x 4.12m max

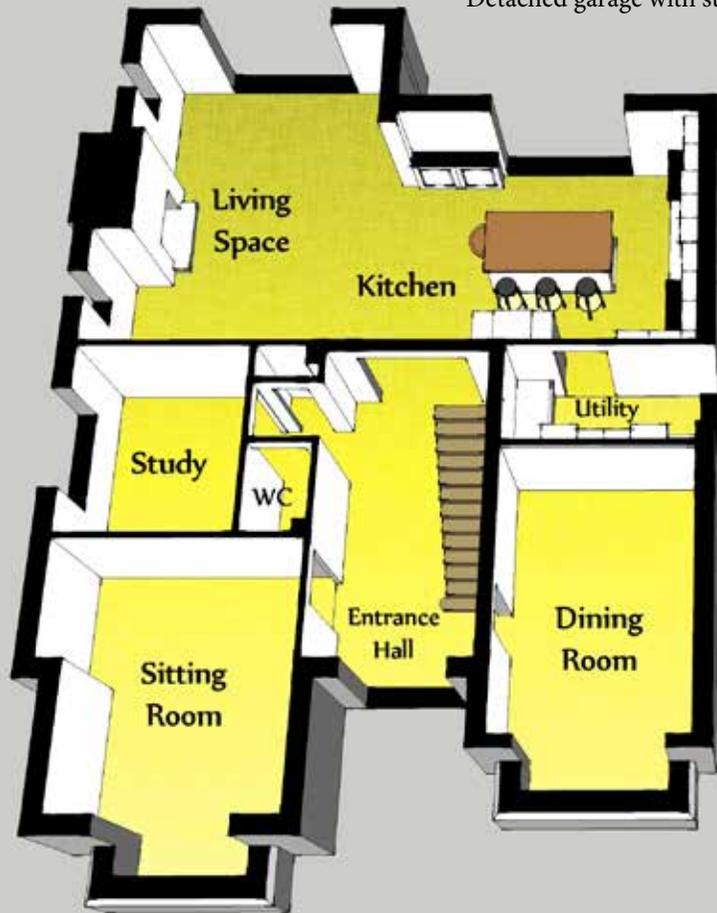
Study 3.25m x 2.92m max

Kitchen Space 4.36m x 5.7m max

Dining room 4.38m x 3.37m max

Utility 3.37m x 1.65m max

Detached garage with store room 7.60m x 3.72m max



FIRST FLOOR

Master Bedroom 6.17m x 5.46m max

En-suite to master bedroom 3.42m x 1.7m max

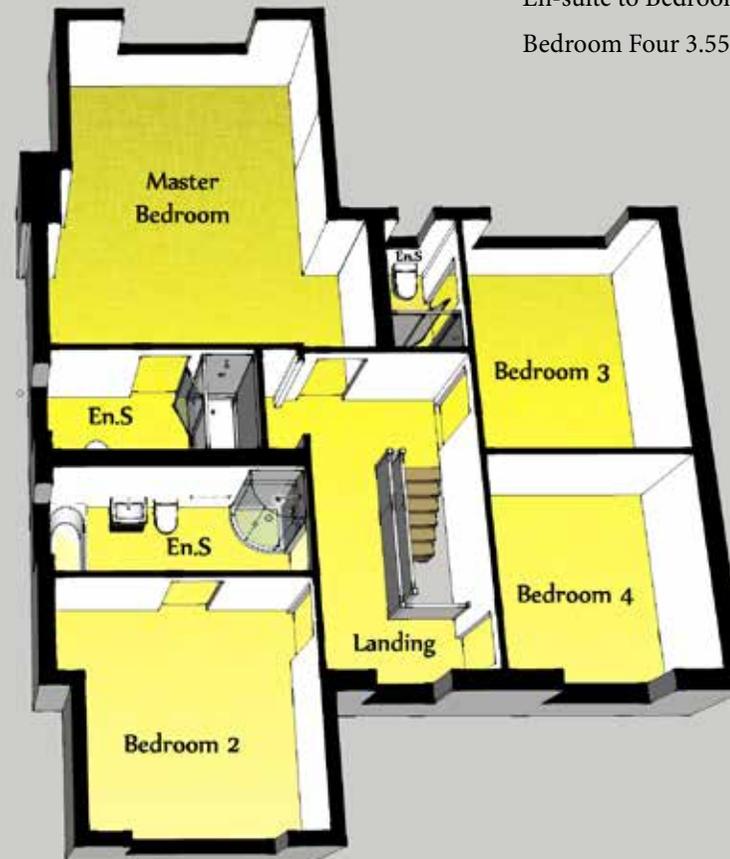
Bedroom Two 3.94m x 4.15m max

En-suite to bedroom Two 4.15m x 1.7m max

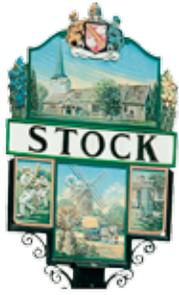
Bedroom Three 4.02m x 3.37m max

En-suite to Bedroom Three

Bedroom Four 3.55m x 3.37m max



Plot 2

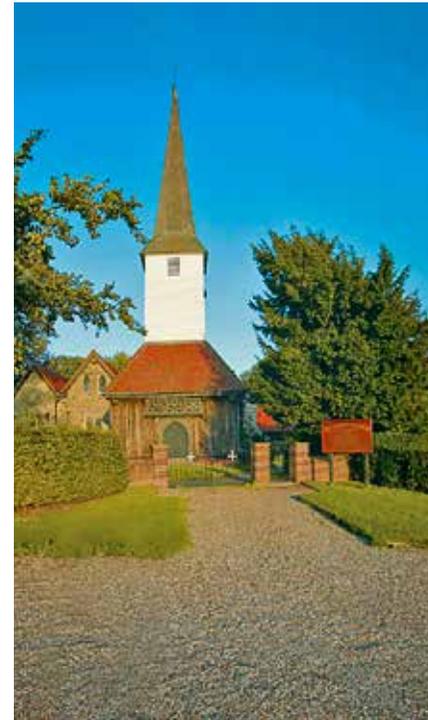
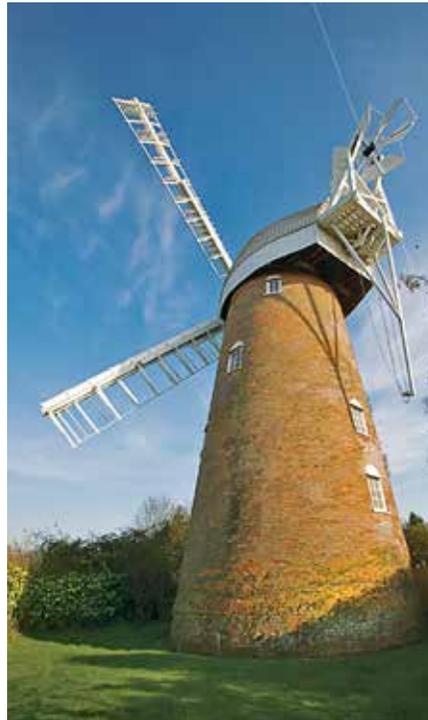


Stock village has a well deserved reputation as one of the most desirable residential locations in the south east with many qualities to endear it to those searching for the rural idyll of a typical English village including cricket on the green, summer fetes, an ancient and beautiful church, cosy pubs, village shops and a strong sense of community – somewhere to belong!

Stock has all this and more including a village post office and general store including a newsagent, newly opened library, excellent off licence, hairdresser and a enviable selection of public houses and restaurants as well as a junior school with a reputation for high standards of education, all within walking distance of each other, even a new coffee shop which opened in February 2012 – what more can you ask?

Whilst Stock may enjoy a rather cosy ‘Miss Marple’ image, it is far from being stuck in the past with a long list of village based clubs and associations for the young and not so young alike, including drama, Cubs, Scouts, art, photography, gardening, keep fit, drama, yoga and many more, the village even has its own magazine ‘Stock Press’ and web site stock.org both of which provide a useful insight of village life, featuring many of the local activities and events – take a look at the web site for yourself.

Stock is particularly proud of its village hall, built with the help of the local residents; the modern facilities of this excellent community centre are an ideal venue for many of the village activities including social events, exhibitions and special interest markets every month.



Spiritually the village is well catered for with All Saints’ (Church of England), Our Lady & St Joseph (Roman Catholic) and Christ Church (Free Church), all close by.

Greenwood, former home of the Ellis Family (the past landed gentry of Stock!) is now a luxury hotel, restaurant and health spa with day membership available to village residents.

The thriving shopping centres of Billericay and Chelmsford are only a short car journey away with Lakeside and Bluewater just a little further. Commuters are well served by fast rail links to London Liverpool Street (Approximately 25 minutes each way on the fast train).

We have some of the best secondary schools in the country nearby including Chelmsford High School for Girls and King Edward High School for boys, both in Chelmsford. Mayflower Comprehensive in Billericay and the Anglo European in Ingatestone are nearer and a school bus collects in the village for the grammar schools in Westcliff on Sea and Southend.

No one knows Stock better. If this information has wetted your appetite for a home in Stock, why not come and see us for yourself, you will always be welcome in any one of the 5 village pubs for a cup of coffee or something a little stronger! Or better still pop in to see us for a cup of coffee!

Stock and the pretty villages surrounding it are more than just places to live, they are somewhere to set down roots for generations! So, if you are looking for a home in or around Stock then look no further than M-Estates. Based in Stock, we probably know the village (and villagers!) better than anyone and therefore can bring our local knowledge and experience to bear when it comes to finding you the right property.



The Paddocks



Silverswan Homes was established in 1991 by the current Managing Director Bill Wright. We have gained an enviable reputation for developing quality prestigious homes throughout Essex.

Our aim is to design and build individual and aspirational homes that blend well and enhance their surroundings. Each property has its own unique character and features whilst still having the unmistakable style of a Silverswan home.



www.silverswanhomes.com



All room dimensions given are approximate measurements.

Please be aware that it may NOT be assumed that the fixtures and fittings mentioned in the above details are included within the sale price of the property and may well be subject to separate negotiation. Prospective purchasers should make appropriate enquiries of the vendors to satisfy themselves as to the actual fixtures and fittings included within the sale before proceeding with any purchase if their inclusion or otherwise would have a bearing on their intention to proceed with the purchase of the property. If in doubt, seek professional advice on this matter. These particulars do not constitute, nor constitute any part of an offer or contract. All measurements are given as a guide; no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in these particulars. M-Estates do not make or give, whether in these particulars, during negotiations or otherwise any representation whatsoever in relation to this property. Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers. Therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until their solicitors have verified it. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph/s or plans of the property. The sale particulars may change in the course of time and any interested party is advised to make final inspection of the property prior to exchange of contracts



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The agent *for* the village *in* the village