



# Norbon & Norwood

School Lane, Stock, Essex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A pair of semi-detached cottages available as a whole or in 2 lots, in a prime spot on the edge of the village of Stock.

Dating from the 1930's, the cottages have a total of 7 bedrooms, garages and good sized gardens, yet combined they could offer potential to be converted into a single dwelling with larger grounds of 3.5 acres. No planning has been sought.



**5 RECEPTION ROOMS**



**7 BEDROOMS**



**5 BATHROOMS**



**GARAGING STABLES**



**3.5 ACRES**



**FREEHOLD**



**SEMI RURAL/VILLAGE**



**4,310 SQ FT**



**GUIDE PRICE  
£1,650,000**



### Overview

Having been in the same family's ownership for more than 90 years, this is a rare opportunity to acquire either or both properties and the adjoining land.

With almost 3,800 sq ft across the two cottages, combined with garaging, stables, and mature grounds of 3.5 acres, Norbon and Norwood's accommodation is set out over two floors and offer potential for renovation; subject to the necessary consents could have the opportunity to create a larger single dwelling.

The properties enjoy stunning views across their gardens and countryside beyond.

### Norbon

The left side cottage, totals almost 1,500 sq ft and offers three bedrooms and a shower room to the first floor, with three reception rooms, a working kitchen, a further shower room and utility room. A detached garage and driveway sit to the side and front aspect, and it has a larger plot totalling 0.6 of an acre.

### Norwood

The right side cottage, totals more than 1,800 sq ft and has four bedrooms, one with en suite, and a bathroom to the first floor, with two reception rooms, a sunroom, a working kitchen and utility room, a sauna and shower room. There is also an integral double garage and driveway parking to the side and front, whilst the garden extends to about 0.26 of an acre.

### Land

Accessed by a track that runs behind the cottages, a further 2.6 acre plot is available to the buyer of the 'whole' or to either cottage. Bordered and interspersed by mature specimen trees and hedging, there is also a stable block. The site is sold as seen.









## Location

The cottages sit on the edge of the village and within the conservation area, in a small turning just off Stock Road, under half a mile from Stock High Street. The village itself is arranged around the 15th century Church of All Saints and has a wide range of traditional and contemporary properties and architectural styles. The village offers everyday amenities including a post office, coffee shop, village store, wine shop, and three public houses. Ingatestone station to the west and Billericay station to the south provide a regular service to London Liverpool Street with an approximate journey time of 30 minutes.

Junction 16 of the A12 is located to the North giving access onwards to the M25. The City of Chelmsford provides a broader range of commercial, entertainment, shopping and leisure facilities. There are a number of excellent schools in the area, both state and private, including King Edward VI's Grammar School, Chelmsford County High School for Girls, Brentwood School, New Hall and the Felsted School.

### Distances

- Stock High Street 0.3 miles
- Ingatestone 3.5 miles
- Billericay 2.6 miles
- Chelmsford 6.4 miles

### Nearby Stations

- Ingatestone
- Billericay
- Chelmsford
- Shenfield - Elizabeth line

### Nearby Schools

- Stock Primary
- Anglo European School
- Mayflower High School
- Brentwood School
- KEGS
- Country High School for Girls
- New Hall
- Felsted



**Key**

- Norbon**
- Norwood**
- Additional land**
- Unregistered land**





## Floorplans

Norbon internal area 1,494 sq ft (139 sq m)  
 Norwood internal area 1,835 sq ft (170 sq m)  
 Garages internal area 454 sq ft (42 sq m)  
 Stables internal area 527 sq ft (49 sq m)  
 Total internal area 4,310 sq ft (400 sq m)  
 For identification purposes only.

## Directions

CM4 9BZ  
 what3words: ///swan.frost.rails - brings you to the driveway

## General

Local Authority: Chelmsford City Council

Services: All services connected.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Norbon:

Council Tax: Band F

EPC Rating: E

Norwood:

Council Tax: Band G

EPC Rating: D

Guide Price:

Whole - £1,650,000  
 Norbon - £800,000  
 Norwood - £800,000

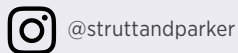
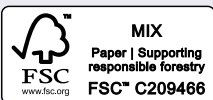
## Chelmsford

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