



PERIOD
HOMES



Church Road
Hatfield Peverel, Chelmsford CM3 2LD
Guide Price £1,250,000

Church Road, Hatfield Peverel, Chelmsford, CM3 2LD

Shepherd's Cottage & The Barn, Hatfield Peverel

Two exceptional homes offering character, versatility and income potential.

Nestled within the sought-after village of Hatfield Peverel, Shepherd's Cottage and The Barn present a rare opportunity to acquire two homes within one delightful setting, ideal for multi-generational living or as a home with a ready-made rental income.

The principal residence, Shepherd's Cottage, dates back to the 16th century and showcases all the warmth and charm of its period heritage, sympathetically enhanced through thoughtful extensions and modernisation to create the perfect harmony between character and modern living.

Extending to approximately 2,500 sq ft (plus carport and store), the cottage offers four reception rooms, a welcoming kitchen/dining room, utility and ground floor cloakroom. A bright conservatory links the sitting room to a versatile study, while a feature fireplace provides a true focal point to the main living space. Upstairs, there are four bedrooms, including a generous principal suite with a large en-suite bathroom, alongside a stylish five-piece family bathroom. Throughout the home, practical storage and a sense of flow - together with good ceiling heights - make for easy day-to-day living, wrapped in centuries-old character.

Outside, the cottage enjoys off-street parking and a south-west facing garden complete with a natural pond and lovely views across to Little Baddow from the first floor. The setting is exceptional - set adjacent to a vibrant allotment, and moments from walks leading towards the River Chelmer and Paper Mill Lock, yet also within walking distance of Hatfield Peverel's mainline station, offering fast and frequent services into London Liverpool Street. The village itself provides an excellent range of amenities, including a primary school, shops, pubs, and direct road access to Chelmsford and the A12.

Across the courtyard lies The Barn - a stylish and versatile three-bedroom property extending to around 1,240 sq ft. Currently tenanted until May 2026 and achieving £1,800 per calendar month, it provides an attractive ongoing rental income, or an independent annexe for extended family. The Barn features a semi-open plan kitchen/living area with a vaulted ceiling and mezzanine level, en-suite principal bedroom, separate bathroom, utility room, and garage, together with a sunny south-west facing courtyard garden.

Both properties are individually rated for Council Tax and available together or separately, with prices available upon application.

Together, Shepherd's Cottage and The Barn offer a rare blend of period character, modern practicality, and financial flexibility - a truly special opportunity in one of mid-Essex's most desirable and well-connected villages.











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Approx. Gross Internal Area 377.3 Sq M (4061.5 Sq Ft)

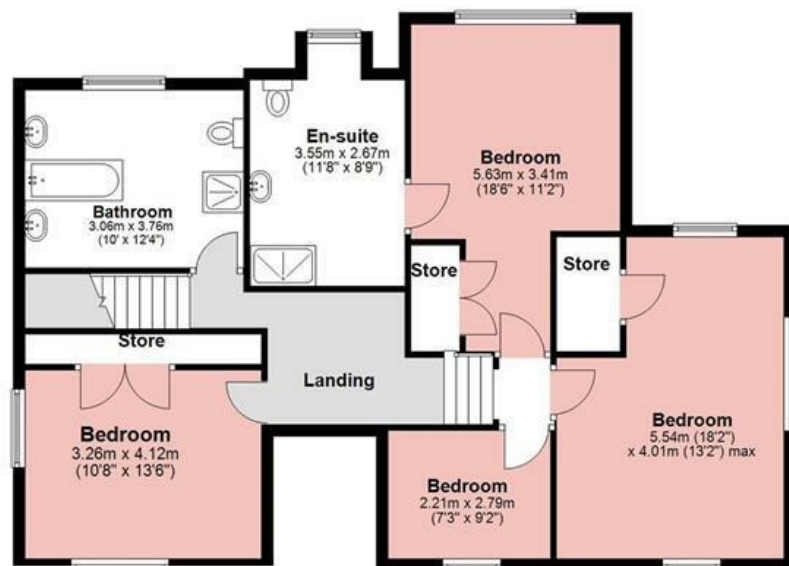
Ground Floor

Approx. 163.5 sq. metres (1759.4 sq. feet)



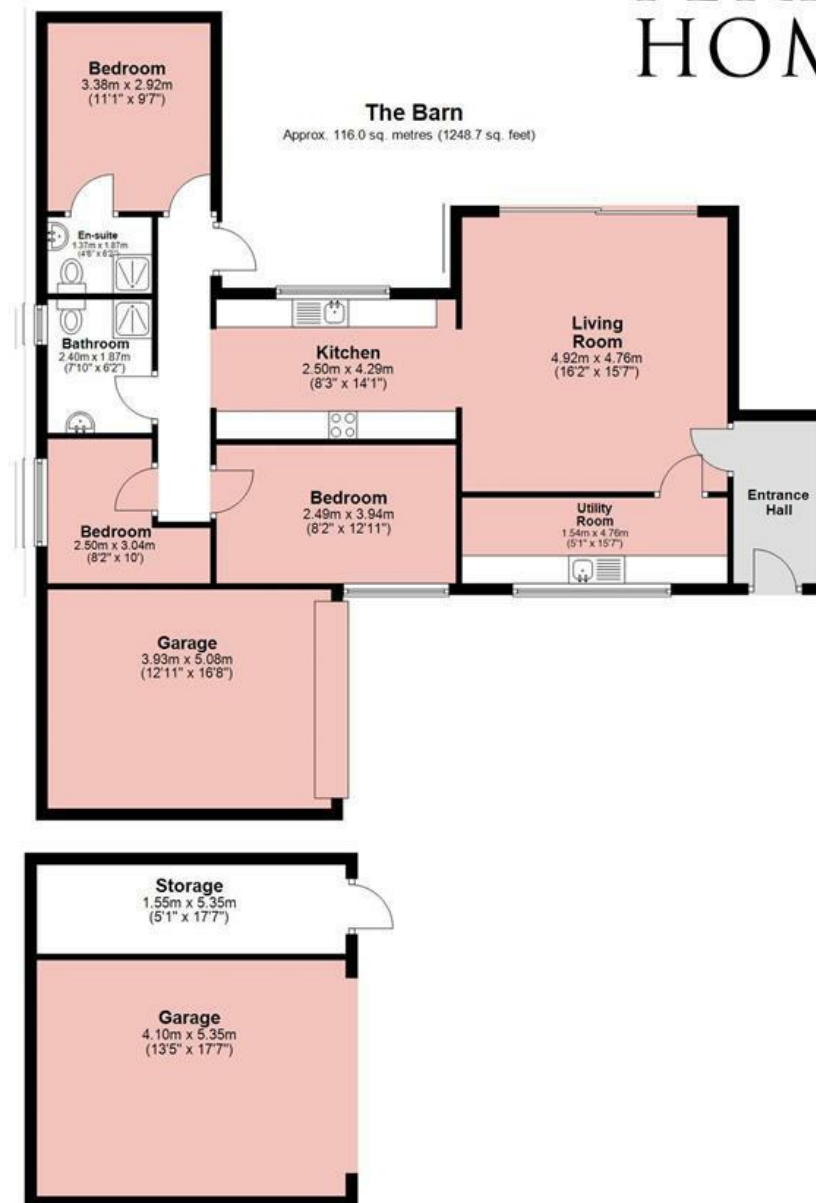
First Floor

Approx. 97.9 sq. metres (1053.4 sq. feet)

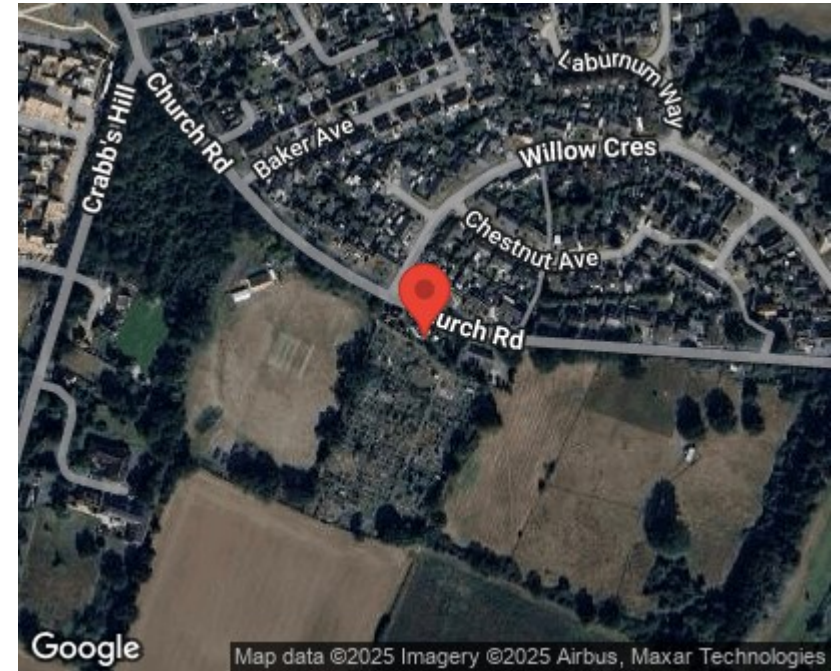
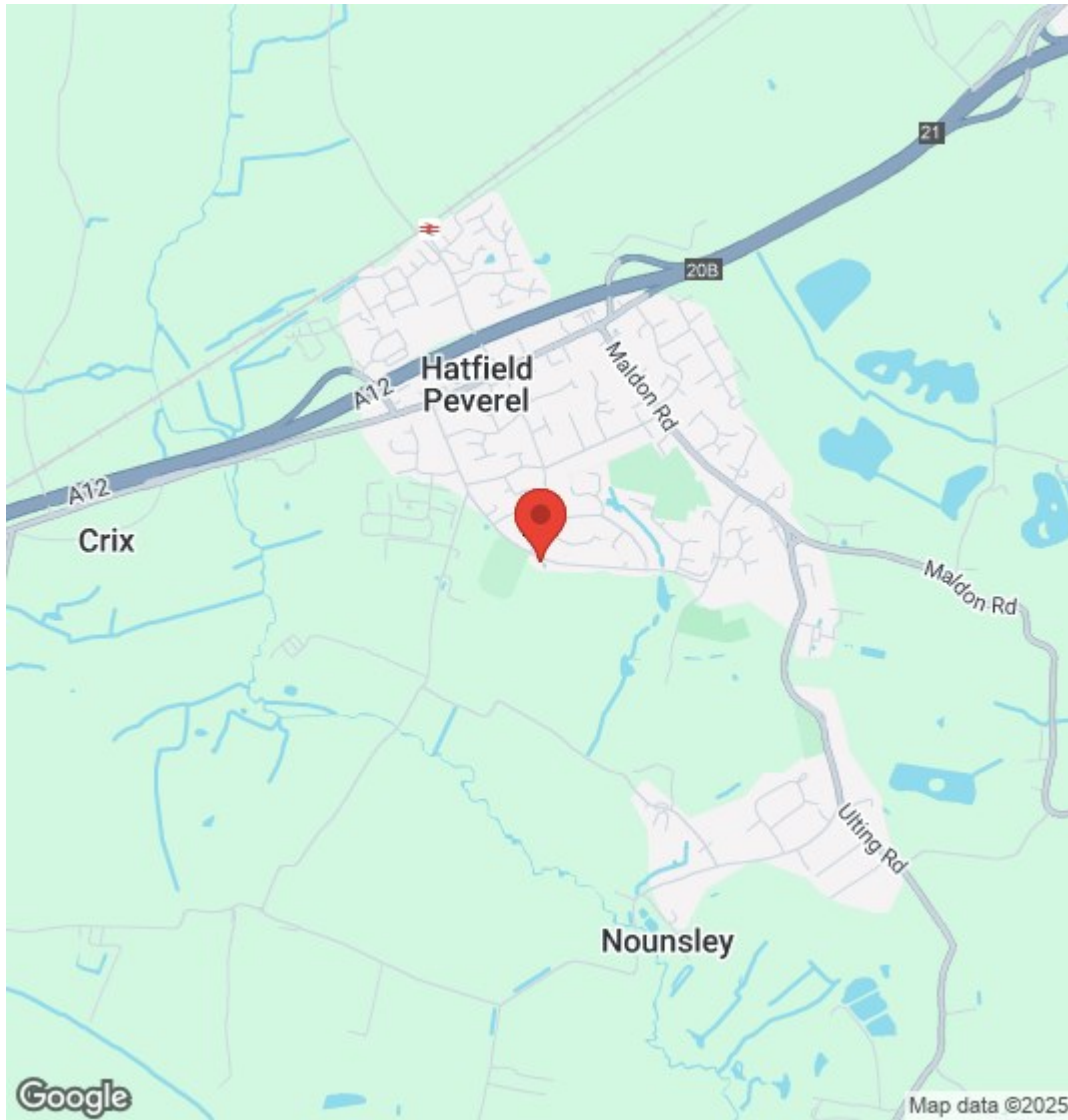


The Barn

Approx. 116.0 sq. metres (1248.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.



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