



Paul Mason Associates

Chatham Green, Little Waltham, Chelmsford, CM3 3LQ

Guide price £795,000



- Detached Three Double Bedroom Home On Idyllic Plot
- Magnificent Vaulted Extension With Modern Zinc Exterior Overlooking Gardens
- Additional Modern Studio / Office With En-Suite Facilities
- Formal Lounge
- Kitchen / Breakfast Room Opening To The Modern Extension
- Separate Bathroom & Shower Rooms
- Wonderful Landscaped Gardens & Woodland Offering A Variety Of Specimen Trees
- Detached Garage Plus Extensive Parking
- Potential To Extend Further If Desired
- A Magnificent Plot In A Semi-Rural Location On The Fringes Of Chelmsford City

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		57	68
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

(Price Range £795,000 - £810,000) Gary Townsend at Paul Mason Associates proudly offers this much improved and extended 1950's detached, three double bedroom home with additional outbuildings, which occupies a wonderful semi-rural setting within the picturesque hamlet of Chatham Green. The property stands in mature, landscaped grounds of approx. 0.5 of an acre, siding onto open farmland and enjoying its own woodland.

The property enjoys a country lane position conveniently situated just off the A131 in the hamlet of Chatham Green. Chatham Green lies between the villages of Little Waltham and Great Leighs with a cluster of Character houses and the very popular Windmill Pub. The surrounding area includes a network of footpaths over some beautiful Essex countryside with the Essex Way passing close by.

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## DISTANCES

Chelmsford Train Station: 6.5 miles  
Beaulieu Park Train Station: 5.7 miles  
Park & Ride: 2.9 miles  
Grammar Schools: 6 miles  
A120: 5 miles  
Stansted Airport: 15 miles  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Leaded window to front, stairs to first floor with storage under, architectural radiator, picture rail, parquet flooring and beamed ceiling.

#### Lounge

7.09m x 3.33m (23'3" x 10'11")  
Leaded window to front aspect, feature fireplace, radiators, carpet to floor and feature beams to ceiling. Glazed door to the Family / Dining Room.

#### Kitchen / Breakfast Room

4.31m x 3.94m (14'1" x 12'11")  
Overlooking the Family / Dining Room with views through to the landscaped gardens, range of modern base and wall units with granite work surface incorporating a large butlers sink with central mixer tap, range cooker, integrated dishwasher, space for American fridge/freezer, central island with seating, architectural radiator, tile effect flooring and smooth ceiling with sunken spotlights. Door to Boot Room and step down to the Dining Area.

#### Family / Dining Room

8.00m x 4.21m (26'2" x 13'9")  
A magnificent contemporary garden room extension built by the current

owners maximises the views over the landscaped gardens. A triple aspect space with additional Velux windows to an open apex ceiling, create even further natural light and with a modern burner with slate hearth to the one side. There are also exposed brickwork walls, Scandinavian timber / aluminium window system and zinc roofing, incorporating underfloor heating with a wood burning stove.

#### Bedroom Three

4.72m x 3.21m (15'5" x 10'6")  
Located on the ground floor providing access to the ground floor bathroom should single storey living be required. Dual aspect leaded windows to front and rear aspects, radiator, carpet to floor and beamed ceiling.

#### Bathroom

#### Boot Room

2.42m x 1.96m (7'11" x 6'5")  
Leaded window to rear aspect, tiled flooring and doors to Utility and rear.

#### Utility Room

2.42m x 1.96m (7'11" x 6'5")  
Incorporated from the attached garage with plumbing for washing machine and tumble dryer, oil fired boiler and window to side. Garage door to front.

## FIRST FLOOR

#### Landing

Carpet to floor and loft access.

#### Bedroom One

6.12m x 3.31m (20'0" x 10'10" )  
A triple aspect room overlooking the landscaped gardens and woodland, built-in wardrobe, radiator, carpet to floor and eaves storage.

#### Bedroom Two

6.12m x 3.25m (20'0" x 10'7")  
A dual aspect room overlooking the landscaped gardens, radiator, carpet to floor and eaves storage.

#### Shower Room

Leaded window to rear with views over the rear garden and neighbouring countryside, shower cubicle, LLWC, pedestal wash hand basin, radiator and wood effect flooring.

## EXTERIOR

#### Studio / Office

5.57m x 3.26m (18'3" x 10'8")  
A wonderful bespoke building with views over the gardens currently used as a Studio. This vaulted room also has the benefit of underfloor heating, an en-suite shower room plus storage room, making it ideal for a Treatment Room, Gymnasium or Home Office, with independent access from the main house.

#### Garage & Driveway

The property also benefits from a detached garage with power and lighting fitted and is accessed via the gravel driveway which also provides extensive parking.

#### Gardens

The near half acre plot (subject to survey) contains a delightful range of mature deciduous and coniferous trees, across more formal garden areas and wilder woodland walks. A mini fruit tree orchard featuring greengage, apple, pear and plums has been planted to the front of the property around a mature Medlar. To the left hand side of the access drive a small private woodland provides privacy and a sense of

separation.

Bordering surrounding farmland the rear garden features a woodland walk which is a real haven for wildlife with pheasants and small Muntjac deer frequent visitors.

The garden boasts an "arboretum feel" with a wide range of specimen trees - Norwegian Maple, Yew, Beech, Weeping Willow, Scarlet Willow, Walnut, Field Maple, Hazel, Himalayan Birch, Lombardy Poplar, Rowan, Flowering Cherry providing a stunning colour range across the seasons.

#### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

#### Additional Planning

The existing planning consent includes an additional single storey side extension and a detached double garage. (21/01657/FUL).





**Paul Mason** Associates

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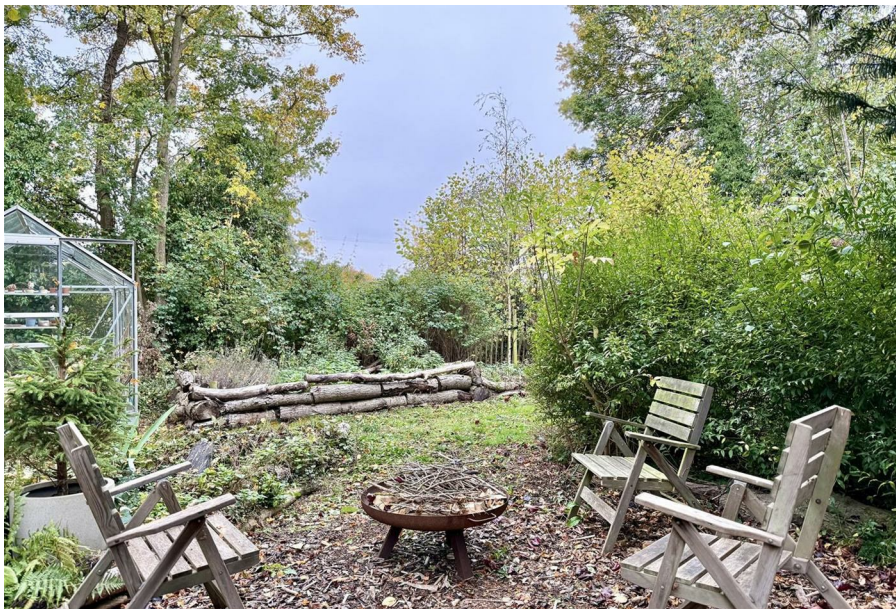
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