

Paul Mason  
Associates



New Road, Hatfield Peverel, Essex, CM3 2JA

Guide Price £500,000 - £550,000

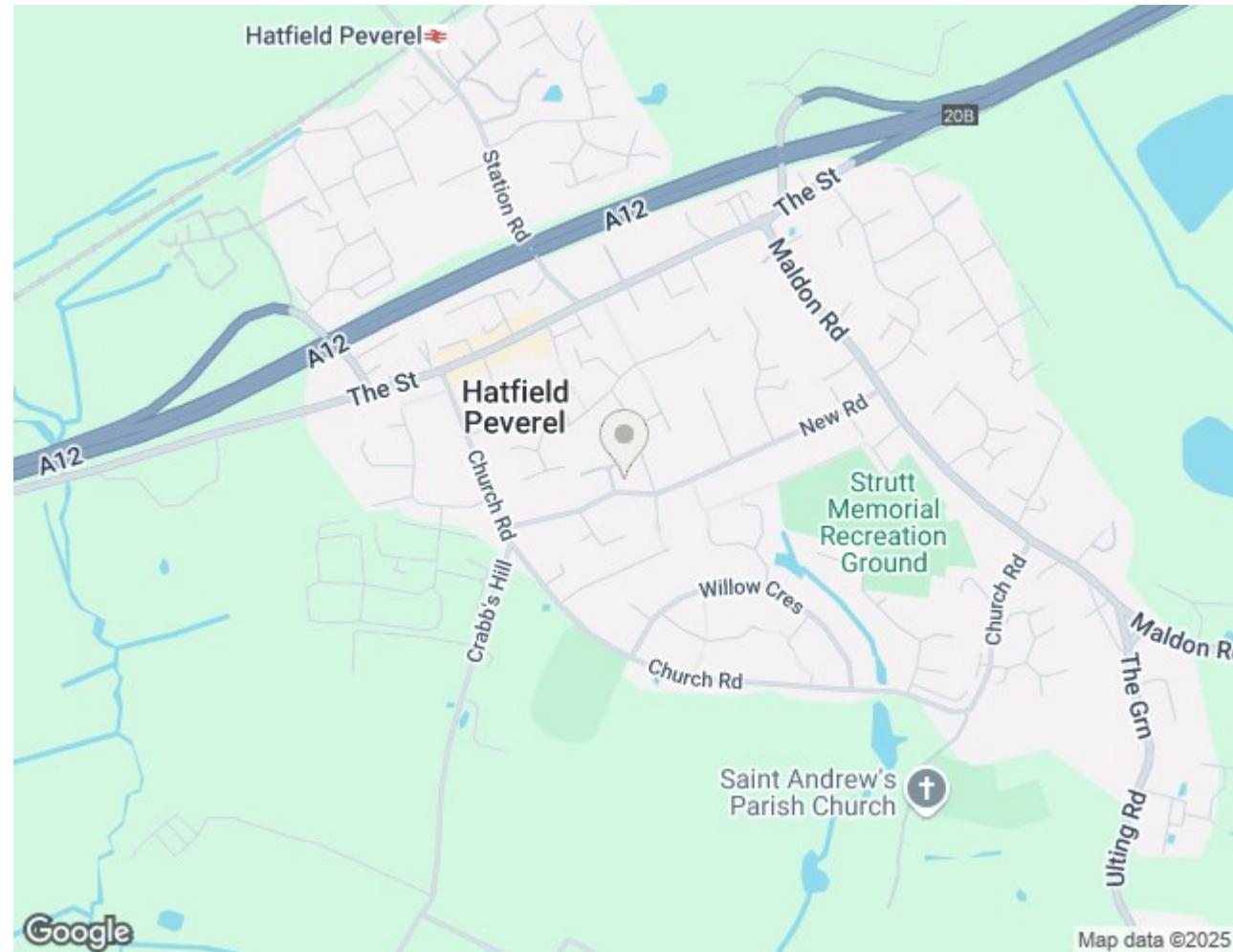
- Extended four bedroom property
- Ensuite to bedroom one plus family bathroom
- Lounge
- Open plan dining and sitting room
- Refitted kitchen/breakfast room
- Ground floor cloakroom
- Utility room
- Outbuilding and purpose built outdoor kitchen
- Ample parking to the front and secluded garden to the rear
- EPC - TBC

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	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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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An extended four bedroom property which is finished to a high standard and offers spacious versatile accommodation. The residence is approached via an entrance hall with stairs to the first floor and doors to both the utility room and open plan dining/sitting room. This reception room has a feature bay window to the front and media wall with recessed shelving and concealed lighting. From here the room opens to a refitted kitchen/breakfast room, extensively fitted providing ample storage and integrated appliances including a full height fridge and separate freezer. There are glazed doors that lead from the kitchen into the rear garden plus a further doorway that opens into a separate lounge. The first floor accommodation is accessible via the landing leading to four good sized bedrooms. The principal bedroom features fitted wardrobes to one wall with concealed door leading to a refitted ensuite. There is the addition of a refitted family bathroom to the first floor. Externally the rear garden is secluded and low maintenance with artificial grass as well as various paved patio areas ideal for entertaining. To one corner of the garden is a purpose built outdoor kitchen area and adjoining outbuilding which could be used as a bar. The front garden provides ample parking and access to the entrance door plus a roller door that opens into the utility room.



## Location

The property is located in the delightful village of Hatfield Peverel, steeped in history and surrounded by natural beauty, offering a tranquil retreat from the hustle and bustle of modern life.

Hatfield Peverel railway station is within easy access, offering regular services on the Greater Anglia line, with direct links to London Liverpool Street, making the village a popular choice for commuters to the capital, along with trains to Chelmsford and Colchester. The village is also conveniently located near major road networks, including the A12, a primary route connecting London and East Anglia.

There is a variety of dining and shopping options to satisfy every palate and preference. The village is home to a selection of charming pubs, cafes, and restaurants, including the highly regarded Blue Strawberry Bistro.

St. Andrew's Junior School is centrally positioned within the village. Secondary schooling can be found nearby in the Towns of Witham and Maldon. There is also further secondary and grammar

schooling in the cities of Chelmsford and Colchester. Whilst in the private sector there is New Hall and Felsted.

For nature lovers, there are an abundance of scenic walking trails and open spaces to explore. The Hatfield Forest, a National Trust property located just a short drive from the village, offers hiking paths, ancient woodlands and tranquil lakeside views, making it the perfect destination for a day of outdoor adventure.

The village is historically significant due to the presence of the 11th century St. Andrew's Church, which stands on the site of a former Benedictine priory.

Whether you're drawn in by the sense of community, the stunning countryside, or the excellent schools, one thing's for sure, the village has got a whole lot to offer.

### Distances

Hatfield Peverel Railway Station (0.8 miles)  
Hatfield Peverel Primary School (0.5 miles)  
London Stansted Airport (21.5 miles)  
A12 (0.6 miles)  
(All mileages are approximate)

## Accommodation

### GROUND FLOOR

#### Entrance Hall

#### Lounge

4.62m x 2.99m (15'1" x 9'9")

#### Open Plan Dining and Sitting Room

4.80m x 4.03m (15'8" x 13'2")

#### Kitchen/Breakfast Room

5.61m 2.50m (18'4" 8'2")

#### Utility Room

3.07m x 2.72m (10'0" x 8'11")

#### Cloakroom

### FIRST FLOOR

#### Landing

#### Bedroom One

3.64m x 2.82m (11'11" x 9'3")

#### Ensuite

#### Bedroom Two

3.44m x 2.92m (11'3" x 9'6")

#### Bedroom Three

3.08m x 2.76m (10'1" x 9'0")

#### Bedroom Four

2.78m x 2.11m (9'1" x 6'11")

#### Family Bathroom

### EXTERIOR

#### Front Garden

#### Rear Garden

## Outbuilding

3.27mx 2.66m (10'8"x 8'8")

## Services

Gas central heating, mains water and drainage. Underfloor heating to the sitting room and utility room.

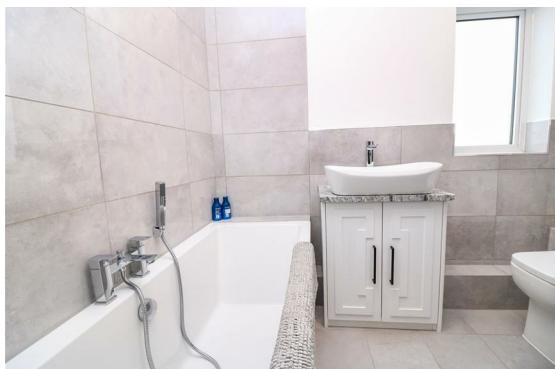
## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382 555.

## 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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



**Paul Mason** Associates

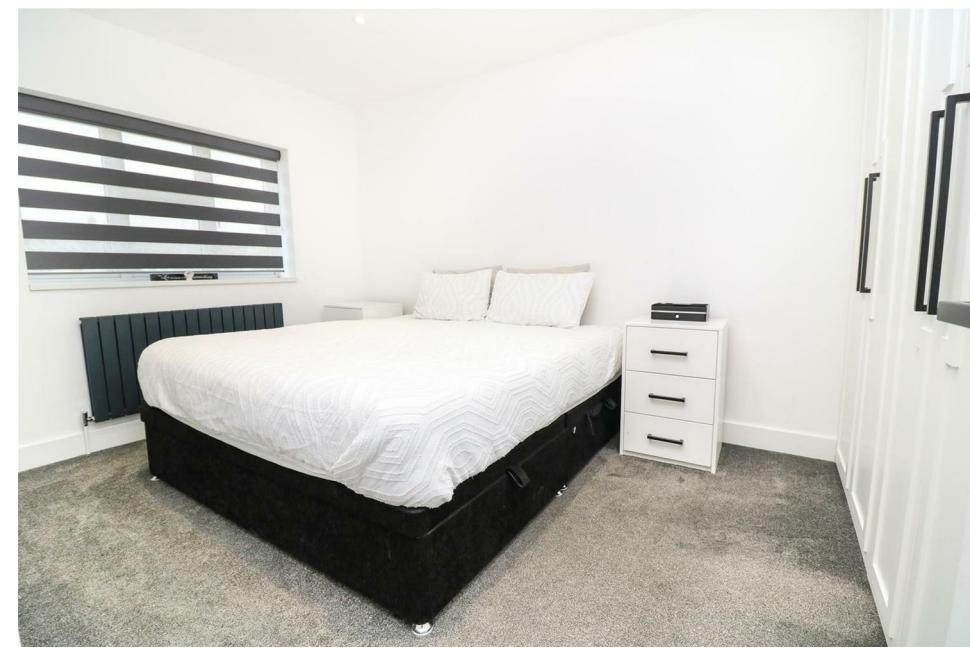
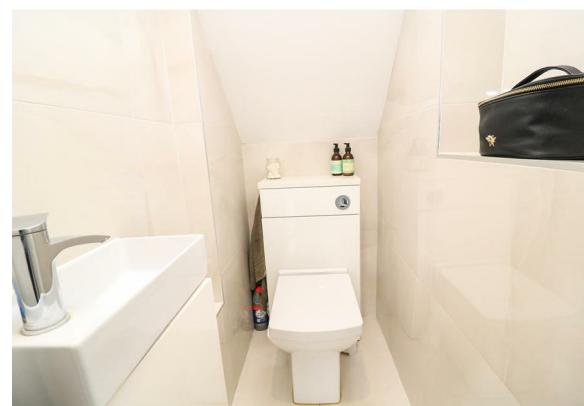
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