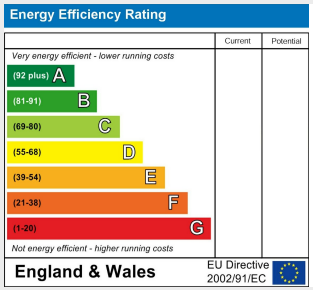
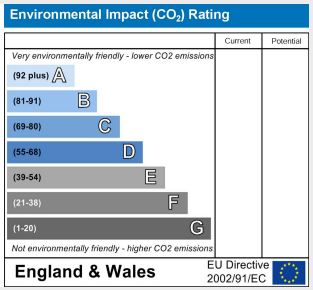
Paul Mason Associates

South Street, Great Waltham, Chelmsford, CM3 1DG

Guide price £550,000

- Semi-Detached Grade II Listed Cottage In Heart Of Popular Village
- Two Bedrooms
- Two Well Appointed Bath / Shower Rooms
- Magnificent Vaulted Kitchen Dining Room Opening To The Garden
- Sitting Room With Open Fire
- Snug With Log Burner
- Detached Garage Plus Gravel Driveway
- Landscaped, South Facing Garden Adjoining Open Countryside With Far Reaching Views
- Central Heating Fitted
- CLose To All Village Amenities & Countryside Walks.





Gary Townsend at Paul Mason Associates offers a wonderful, fully modernised Grade II Listed Cottage located in the heart of this popular village. The flexible living accommodation offers two bedrooms, two bathroom/shower rooms, two reception rooms and a magnificent vaulted Kitchen Dining Room with two sets of bi-folding doors that open to the landscaped rear garden that adjoins open farmland with far reaching views over open countryside. There is also a detached garage and gravel driveway.

The property is located in the heart of Great Waltham village (within the Greenbelt) which is situated 4 miles north of Chelmsford city centre. Great Waltham has excellent pre and primary schooling, a public house and convenient coffee shop, plus a well-stocked village store/post office. There is a regular bus service in the village leading to Chelmsford City Centre and outlying villages and towns including Stansted Airport. The City of Chelmsford offers an excellent selection of private and state schooling, restaurants and shopping facilities with a mainline railway station serving London Liverpool Street with an approximate journey time of 35 minutes.

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Produced by Elements Property

DISTANCES

Chelmsford Station: 5.9 miles
(Liverpool Street from 34 mins)
King Edward's Grammar School: 5.4 miles
Girls County High School: 5.2 miles
Stansted Airport: 13.8 miles
M11: 15 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double glazed window to front, stairs to to first floor with storage cupboards under housing boiler, radiator, oak flooring and beamed ceiling with smoke detector fitted.

Sitting Room

3.20m x 3.20m (10'5" x 10'5")
Double glazed window to front, open fireplace with oak mantle and flagstone hearth, radiator, carpet to floor and smooth ceiling. Door to Kitchen / Dining Room.

Kitchen / Dining Room

6.30m x 3.1m (20'8" x 10'2")
A magnificent vaulted room with two sets of bi-fold doors opening to the landscaped rear garden with delightful far reaching countryside views. The fully modernised kitchen has been designed in a modern shaker style with a range of base and wall units with quartz work surfaces incorporating a ceramic butler's sink with central mixer tap, space for Range cooker, integrated Bosch dishwasher and Zanussi washing machine, space for fridge/freezer, tiled flooring with underfloor heating and a vaulted smooth ceiling with sunken spotlights.

Snug

3.40m x 3.10m (11'1" x 10'2")
Double glazed window to front, feature fireplace with log burner and brick hearth, radiator, oak flooring and smooth ceiling with loft hatch. Doors to Kitchen / Dining Room and Shower Room.

Bedroom Two

2.90m x 2.50m (9'6" x 8'2")
Double glazed window overlooking the rear garden and beyond, radiator, carpet to floor and vaulted smooth ceiling.

Shower Room

2.70m x 2.30m (8'10" x 7'6")
Opaque window to side, fully modernised to provide a walk-in double shower, LLWC, vanity wash hand basin, architectural radiator, tiled flooring and smooth ceiling with sunken spotlights.

FIRST FLOOR

Bathroom

3.30m x 2.70m (10'9" x 8'10")
Double glazed window to rear overlooking open countryside, stand alone 'Slipper' bath with mixer taps and shower attachment, LLWC, vanity wash hand basin with tiled splashback, heated towel rail, part panelled walls, carpet to floor and smooth ceiling. Door to Bedroom One.

Bedroom One

3.28m x 3.18m (10'9" x 10'5")
Double glazed windows to front and side, radiator, carpet to floor and vaulted ceiling with exposed timbers.

EXTERIOR

Garage & Driveway

5.60m x 2.70m (18'4" x 8'10")
The property benefits from a detached garage with up and over door with eaves storage and power and lighting fitted, single pane window to side and is approached via a gravel driveway.

Rear Garden

A particular feature of this delightful cottage is its landscaped rear garden which adjoins open countryside and enjoys wonderful far reaching views. These views can be enjoyed from either the large tiled patio area which is ideal for entertaining and al-fresco dining, and the main lawn area which is flanked by well stocked borders of various trees and plants creating colour throughout the year. There is also an outside tap, power sockets and access gate to the driveway.

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.

Viewings

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

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35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

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