

Paul Mason  
Associates

Stanfield Meadow, White Notley, Essex, CM8 1UU  
Guide price £650,000

- NO ONWARD CHAIN
- Unique Barn Style Detached Home Set Within A Quiet Mews Position
- Additional Detached Modern Office / Gym
- Four Double Bedrooms
- Stunning Modern Framed Kitchen Plus Utility Room
- Characterful Dual Aspect Lounge With Log Burner
- Large Dual Aspect Master Bedroom With En-Suite
- In The Heart Of The Village With Landscaped Gardens And Large Patio
- Rail - White Notley Train Station: Approx 0.5 miles, Witham Train Station: Approx 3.5 miles
- Road - A120: Approx 2.4 miles, A12: Approx 4.5 miles

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

Gary Townsend at Paul Mason Associates offers this well presented, modern, four bedroom detached barn style property overlooking the local countryside situated in a quiet mews. Great effort has been taken to create the charm you would expect to find in a period home, such as the inglenook fireplace with log burner, a selection of exposed beams and brickwork, plus a stunning framed kitchen with granite work surfaces. Set within the landscaped rear garden is a well equipped modern Home Office/Gymnasium creating extra flexibility to this delightful property.

Stanfield Meadows is situated on the south-eastern edge of the village of White Notley and enjoys an attractive outlook over the Brain Valley beyond. The village has a Primary School, a Public House and 10th Century Church. A short walking distance of the house is White Notley Railway Station which serves London’s Liverpool Street Station, taking approximately 50 minutes. Alternatively the journey from Witham Railway Station (3.5 miles) to London’s Liverpool Street Station is approx. 45 minutes.



Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information you or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements. Plan produced using PlanUp.

## DISTANCES:

White Notley Station: 0.5 miles

Witham Station: 3.5 miles (Direct To Liverpool Street)

Stansted Airport: 20 miles

(All distances are approximate)

## ACCOMMODATION:

### GROUND FLOOR:

#### Entrance Hall

Entered via a solid oak door, staircase to the first floor with storage underneath, radiator, tiled flooring and smooth ceiling.

#### Cloakroom

Opaque window to front, low level WC, wash hand basin with tiled splashbacks, radiator, tongue and groove panelling, tiled flooring and smooth ceiling with sunken spotlights.

#### Lounge

6.00m x 4.20m (19'8" x 13'9")

A large, delightful dual aspect room full of character and charm with exposed brickwork and oak beams plus a large inglenook fireplace with wood burning stove. There are also

French doors leading to the rear garden, plus carpet flooring and smooth ceiling with sunken spotlights. The current layout also provides direct access to the Snug.

#### Snug

3.00m x 2.50m (9'10" x 8'2")

Double glazed window to the rear aspect, exposed beams, carpet to floor and smooth ceiling.

#### Kitchen / Dining Room

6.79m x 4.87m (max) (22'3" x 15'11" (max))

A very well appointed room with a beautiful framed kitchen with granite work surfaces at its heart. There is a large range of framed base and wall units plus an integrated dishwasher and space for a large fridge/freezer along with a modern Smeg range cooker with extractor over. The room offers ample space for both formal dining plus a lounge/family area, making this a very flexible room ideal for entertaining. There are windows to both the front and rear aspects, tiled flooring and smooth ceiling with sunken spotlights. Door to the utility room.

#### Utility

1.90m x 1.60m (6'2" x 5'2")

Double glazed window to rear, range of base and wall units with oak surface and single sink drainer unit, radiator, space for washing machine and tumble dryer, tiled flooring and smooth ceiling. Door to rear.

#### Study / Play Room

2.70m x 2.14m (8'10" x 7'0")

Double glazed window to side, radiator, carpet to floor and smooth ceiling.

### FIRST FLOOR:

#### Landing

Double glazed window to front, loft access to a part boarded loft, airing cupboard, carpet to floor and smooth ceiling.

#### Bedroom One

6.00m x 4.19m (19'8" x 13'8")

Large dual aspect room with delightful country views, exposed floorboards and an open shelved dressing area, radiator and smooth ceiling. Door to en-suite shower room.

### En-Suite

Opaque window to rear, double width shower with slate wall tiles, vanity wash hand basin, shaver point, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### Bedroom Two

3.61m x 3.06m (11'10" x 10'0")

Double glazed window to rear with far reaching views, radiator, carpet to floor and smooth ceiling.

### Bedroom Three

3.08m x 2.86m (10'1" x 9'4")

Double glazed window to rear with far reaching views, radiator, carpet to floor and smooth ceiling with sunken spotlights.

### Bedroom Four

2.88m x 2.28m (9'5" x 7'5")

Double glazed window to front, radiator, carpet to floor and smooth ceiling.

### Family Bathroom

Opaque window to front, panelled bath with central mixer taps and shower over, low level WC, vanity wash hand basin with tiled splashbacks, shaver point, heated

towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

#### Home Office / Gymnasium

4.78m x 2.98m (15'8" x 9'9")

The property also benefits from a wonderful stylish Home Office / Gymnasium with independent heating, broadband and electric. The building is entered from the large patio via glazed sliding doors and has wooden flooring with smooth ceiling and sunken spotlights.

#### Front & Driveway

The property is approached via a gravel driveway and offers parking for several vehicles. There is also a range of trees and shrubs plus a mature fig tree.

#### Rear Garden

The rear garden has been well landscaped and offers far reaching views to the rear countryside. Commencing with a wooden veranda, steps then lead you down past the lawn areas and to the large patio where the Home Office can be found. To the side of this

entertaining area are a selection of raised beds with railway sleepers, some of which could easily be removed to create a safe bark play area. There is also a rear access gate providing access to the village and open countryside.

### 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.



**Paul Mason** Associates

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