

Paul Mason Associates

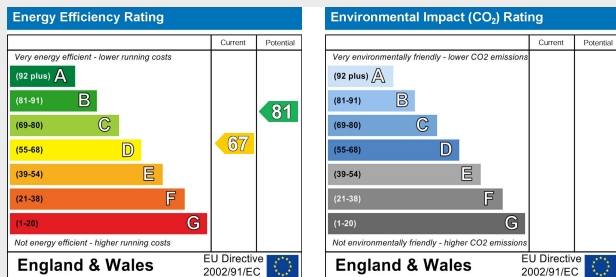


Meadow Bank, Hatfield Peverel, CM3 2DE

Guide price £760,000

- Detached family house
- Five bedrooms
- Ensuite to bedroom one
- Family bathroom
- Three reception rooms
- Kitchen/breakfast room
- Utility room and separate cloakroom
- Double garage plus an additional single garage
- Approaching half an acre plot
- EPC - TBC

FIRST TIME TO THE MARKET.....Is this five bedroom detached family home on a plot approaching half an acre and only half a mile from a mainline train station. The property sits at the end of a long driveway on an established plot with parking to the front plus a double garage and a further single garage. The accommodation is approached via a large entrance hall with stairs to the first floor and doors that lead to the three good sized reception rooms. The large kitchen/breakfast room has fitted units and built-in appliances. There is a separate utility room with doors to the rear garden and the double garage. To the first floor the principal bedroom benefits from an ensuite shower room. There are an additional four good sized bedrooms and a family bathroom. Externally the gardens are mainly laid to lawn with established trees to the boundary. The property is conveniently located for all the local facilities including doctors, dentist, shops, post office and village school.



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.

## 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 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 Train Station -  
0.5 miles

Hatfield Peverel Primary School -  
0.9 miles

A12 Northbound - 0.5 miles

A12 Southbound - 0.4 miles

Chelmsford Town Centre - 6.9  
miles

Stansted Airport - 21.7 miles

(All mileages are approximate)

## Accommodation

### Ground Floor

### Entrance Hall

### Lounge

6.37m x 4.25m (20'10" x 13'11")

### Dining Room

3.89m x 3.55m (12'9" x 11'7")

### Sitting Room/Study

3.83m x 3.11m (12'6" x 10'2")

### Kitchen/Breakfast Room

4.54m x 3.89m (14'10" x 12'9")

### Utility Room

4.61m x 1.56m (15'1" x 5'1")

### Cloakroom

## First Floor

### Landing

### Bedroom

4.07m x 3.62m plus wardrobes (13'4"  
x 11'10" plus wardrobes)

### Ensuite

### Bedroom

3.87m x 3.37m (12'8" x 11'0")

### Bedroom

3.71m plus wardrobes x 2.47m (12'2"  
plus wardrobes x 8'1")

### Bedroom

2.96m x 2.36m (9'8" x 7'8")

### Bedroom

2.94m x 2.41m (9'7" x 7'10")

### Family Bathroom

### Exterior

### Double Garage

5.45m x 4.77m (17'10" x 15'7")

### Additional Single Garage

### Viewings

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

## 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.



Paul Mason Associates

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](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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