

Paul Mason Associates



The Green, Hatfield Peverel, Essex, CM3 2JG

Guide Price £250,000 - £265,000

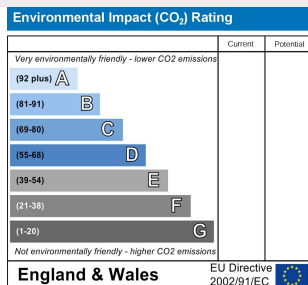
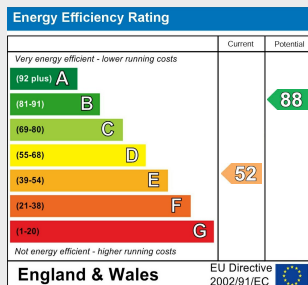
- Charming Character Cottage Situated in the Heart of Hatfield Peverel
- Lounge with Feature Fireplace
- Modern Galley-Style Kitchen
- Family Bathroom Fitted with a Three-Piece Suite
- Conservatory Currently Utilised as a Useful Utility Area
- Two Good Sized First Floor Bedrooms
- Principal Bedroom Enhanced by a Characterful Fireplace
- Private Rear Garden with Patio and Lawn Area
- Space for a Shed to the Rear and Side Access to the Front
- EPC - E

****GUIDE PRICE £250,000 - £265,000****Situated in the heart of Hatfield Peverel, adjacent to The Green, is this charming character cottage offering a wonderful blend of period features and modern-day practicality.

The accommodation begins with a cosy lounge featuring an attractive fireplace, which in turn leads through to a modern galley-style kitchen with space for a fridge/freezer. An inner hallway provides access to the family bathroom, fitted with a three-piece suite, and a conservatory which is currently utilised as a useful utility area. To the first floor, there are two good-sized bedrooms, with the principal bedroom benefiting from a characterful fireplace, further enhancing the cottage's charm and appeal.

Externally, the property enjoys a private, unoverlooked rear garden with both patio and lawned areas, along with space to the rear for a shed. There is also the added benefit of side access leading to the front of the property.

A delightful home full of character in a highly desirable central village location, an early viewing is strongly recommended.



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.

ACCOMMODATION

GROUND FLOOR

Lounge

3.22m x 3.07m (10'6" x 10'0")

Kitchen

3.68m x 2.14m (12'0" x 7'0")

Bathroom

2.14m x 1.85m (7'0" x 6'0")

Conservatory/Utility Room

3.39m x 1.39m (11'1" x 4'6")

FIRST FLOOR

Bedroom One

3.63m x 3.06m (11'10" x 10'0")

Bedroom Two

2.75m x 2.20m (9'0" x 7'2")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Braintree

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 www.paulmasonassociates.co.uk

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





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