

Paul Mason Associates



Hartford End, Chelmsford, CM3 1JY

Guide price £895,000

- Delightful Grade II Listed Detached Cottage
- Three Bedrooms
- Lounge With Inglenook Fireplace
- Three Further Reception Rooms
- Kitchen & Breakfast Room with Vaulted Ceilings
- Ground Floor Cloakroom
- Double Garage Plus Additional Workshop and Studio
- Wonderful Front & Rear Gardens Adjoining Open Countryside
- Semi-Rural Location Close To Felsted Village
- An Abundance Of Period Charm Throughout

Gary Townsend at Paul Mason Associates offers this wonderful three bedroom Grade II Listed Detached Cottage adjoining open countryside close to Felsted. The property has a wealth of character and charm throughout its four reception rooms and it also benefits from a detached double garage with workshop and studio (potential Annexe STPC), plus delightful front and rear gardens.

Hartford End is situated to the south of the sought after village of Felsted between the villages of Littley Green, well known for its popular Compasses pub, and Great Waltham. Close by is the award-winning Galvin Green Man, located in the neighbouring hamlet of Howe Street, and is conveniently placed on the outskirts of Chelmsford City and within east access of Stansted Airport and M11.

Keepers Cottage, Hartford End, Chelmsford, CM3 1JY

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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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

DISTANCES

Felsted: 2 miles

Great Dunmow: 8 miles

Chelmsford Station (into London

Liverpool Street): 8.8 miles

Chelmsford Grammar Schools: 7.8 miles

Chelmer Valley High School: 5.4 miles

Stansted Airport: 12 miles

A120 at Great Dunmow linking with the
M11 (junction 8) at Bishop's Stortford: 14
miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

The front entrance has exposed
brickwork and beams and doors leading
to the Lounge and Dining Room.

Lounge

3.65m x 3.64m (11'11" x 11'11")

A wonderful room with window to front,
inglenook fireplace with log burner and
exposed brick surround, radiator, oak
flooring and smooth ceiling with some
exposed timbers and door to Snug.

Snug

3.65m x 3.00m (11'11" x 9'10")

Windows to front and rear, radiator,
exposed brick flooring and smooth
ceiling with some exposed timbers.

Dining Room

3.66m x 3.55m (12'0" x 11'7")

A delightful room with window to front,
inglenook fireplace with log burner and
exposed brick surround, radiator, oak
flooring and smooth ceiling with some
exposed timbers and open to Study.

Study

3.10m x 2.66m (10'2" x 8'8")

Window to front, radiator, understairs
storage cupboard, oak flooring and
smooth ceiling with some exposed
timbers.

Kitchen

3.76m x 3.57m (12'4" x 11'8")

Windows to side, range of shaker style
base and wall units with oak work
surfaces incorporating an original brick
fireplace housing the cooker, a butlers
sink with central mixer tap, integrated
fridge/freezer, dishwasher, washing
machine and microwave, radiator, tiled
flooring and a vaulted ceiling with
exposed timbers. Open to Breakfast
Area and door to Rear Lobby.

Breakfast Area

3.54m x 3.39m (11'7" x 11'1")

Windows to side and rear, range of fitted
storage units, radiator, tiled flooring and
part vaulted ceiling. French doors
opening to the rear patio and garden.

Cloakroom

Window to rear, LLWC, vanity wash hand
basin with tiled backsplash, heated towel
rail, tiled flooring and smooth ceiling.

Rear Lobby

Stable door to rear patio and garden,
radiator, tiled flooring and smooth ceiling.

FIRST FLOOR

Landing

Window to side plus a comprehensive
range of storage cupboards plus
exposed brickwork, carpet to floor and
smooth ceiling.

Bedroom One

3.71m x 3.08m (12'2" x 10'1")

Commencing with a Dressing Area and
leading through to the main space with
window to front, radiator, carpet to floor
and smooth ceiling.

Bedroom Two

3.41m x 2.26m (11'2" x 7'4")

Window to front, radiator, carpet to floor
and smooth ceiling.

Bedroom Three

3.50m x 2.24m (11'5" x 7'4")

Window to front, walk-in cupboard,
radiator, carpet to floor and smooth
ceiling.

Bathroom

Window to front, single shower and
separate roll top bath with central mixer
tap, LLWC, vanity wash hand basin with
tiled backsplash, shaver point, heated
towel rail, vinyl flooring and smooth
ceiling.

EXTERIOR

Double Garage

5.72m x 5.19m (18'9" x 17'0")

The double garage is approached via a
large gravel driveway that offers parking
for several vehicles. There is power and
lighting fitted plus a drop down ladder
providing access to a large storage area
above. Door to Workshop.

Workshop

4.00m x 2.55m (13'1" x 8'4")

A stable door provides access to the
garden and there is power and lighting
fitted plus workbench.

Studio

2.54m x 2.27m (8'3" x 7'5")

The Studio is situated to the rear of the
outbuildings and is accessed via a stable
door and has power and lighting fitted
plus window overlooking open
countryside.

Front & Rear Gardens

A particular feature of the property is its
wonderful gardens and their aspect
overlooking open countryside to both
front and rear. The property is
approached via a brick path flanked with
box hedging with level lawns and a
selection of planting, all set behind a low
hedge with post and rail fencing. To the
side of the property is the gated, gravel

driveway that provides parking for
numerous vehicles and leads to the
double garage. The lawns themselves
wrap around the side of this delightful
home, and lead you to the landscaped
rear gardens which enjoy far reaching
views across open countryside. There is
a large patio area ideal for entertaining
and al-fresco dining which is accessed
via the rear lobby and breakfast room.
From here, you step down onto the main
lawn which has an array of specimen
trees and plants, and leads to a pergola
with well stocked grape vines. There sits
also an access gate to the adjoining
fields, ideal for all dog walkers.

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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