

Paul Mason Associates



Sportsmans Lane, Hatfield Peverel, Essex, CM3 2NP

Offers in excess of £375,000

- NO ONWARD CHAIN
- Sought after semi-rural location, set well back from the road
- 18' x 15'10" lounge with a feature fireplace and multi-fuel burner
- Modern kitchen/dining room fitted with high gloss wall and base units
- Useful ground floor cloakroom and modern white three piece family bathroom suite
- Three bedrooms
- Secluded and well maintained rear garden
- Garage in block and off street parking to the front
- Close to transport links including Hatfield Peverel train station and A12 links to Chelmsford and Colchester
- EPC - C

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
	72		84
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

\* NO ONWARD CHAIN\*.....Situated in a highly sought-after semi-rural location, this well presented three bedroom property, offering a great balance of countryside charm and practical modern living.

The ground floor features a useful entrance hall leading through to a spacious 18' x 15'10" lounge, complete with a feature fireplace with multi-fuel burner, creating a warm and inviting focal point. The kitchen/dining room is fitted with a stylish range of high gloss wall and base units and benefits from a Worcester oil boiler installed in June 2023, with its most recent service completed in June 2025. The kitchen offers a washing machine and cooker to remain, with space for a full height fridge/freezer. There is also a useful cloakroom/WC.

On the first floor, the property offers three bedrooms and a modern white three piece bathroom suite which comprises of a low level WC, pedestal wash hand basin and a kidney shaped bath with a shower over.

The home has been thoughtfully maintained, including re-plumbing and a full re-wire in 2017, with the latest NIC EIC 5-year compliance check carried out in 2022. A new double-skinned heating oil tank was also installed in April 2021, providing added peace of mind.

Externally, the property is set well back from the road with off street parking and the opportunity to add additional parking should this be required. To the rear is a generous secluded garden, predominantly paved for ease of maintenance, along with a shed equipped with power and lighting, which will remain. There is also useful rear access leading to a garage in block, ideal for storage.

The property is ideally positioned approx 1.5 miles from Hatfield Peverel train station with direct links to London Liverpool Street and within short walking distance of open countryside, offering an array of amazing walks and also the nearby Recreational Park. There is also easy access to the A12, along with Maldon and Witham Towns and Chelmsford City Centre.

Approximate Gross Internal Area = 92.8 sq m / 999 sq ft



### Location...

The property is located in the delightful village of Nounsley on the outskirts of Hatfield Peverel, which is 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 Railway station - (1.5 miles)  
Beaulieu Parkway railway station - (5.2 miles)  
Maldon Town Centre - (5.2 miles)  
Chelmsford City Centre - (7.5 miles)  
A12 Northbound - (1.7 miles)  
A12 Southbound - (1.5 miles)

All distances are approximate

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall

##### Lounge

5.49m x 4.84m (18'0" x 15'10")

##### Kitchen/Dining Room

4.81m x 3.45m (15'9" x 11'3")

##### Cloakroom

#### FIRST FLOOR

##### Landing

##### Bedroom One

4.05m x 2.75m (13'3" x 9'0")

##### Bedroom Two

3.36m x 2.75m (11'0" x 9'0")

##### Bedroom Three

2.58m x 1.98m (8'5" x 6'5")

##### Family Bathroom

#### EXTERIOR

##### Secluded Rear Garden

##### Parking To Front

##### Garage In A Block

#### Property Services

Gas - N/A

Electric - Mains - Re-wired 2017  
(Latest NIC EIC 5 year compliance check in 2022)

Water - Mains

Drainage - Mains

Heating - New Worcester oil boiler installed June 2023 (last serviced June 2025)

Oil Tank - New double skinned heating oil tank installed April 2021

Plumbing - Re-plumbed in 2017  
Local Authority - Braintree  
BT open reach outlet in the lounge

#### 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.



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