

An aerial photograph of a large, two-story red brick house with a complex roof featuring several gables and dormers. The house has white-framed windows and a light-colored front door. To the left of the main house is a detached garage with a red brick exterior and a dark roof. A paved driveway leads to the garage. The property is surrounded by a dense forest of trees, many of which have yellow and orange autumn foliage. A large, tall evergreen tree stands prominently to the right of the house. The sky is blue with some light clouds.

Paul Mason Associates

Cock Lane, Highwood, Chelmsford, CM1 3RB
Guide price £1,100,000

- Detached Property With Equestrian Facilities In Semi-Rural Location
- No Onward Chain
- Four Bedrooms
- En-Suites To Bedrooms One & Two Plus Additional Bathroom
- Three Reception Rooms
- Bespoke Kitchen / Breakfast Room Opening To Patio & Gardens
- Detached Double Garage Plus Extensive Parking
- Stabling Plus Ménage (40m x 25m) Adjoining The Rear Garden With Separate Access
- Semi-Rural Location Adjoining Woodland & 2 Acres Of Paddocks by Separate Negotiation
- Close To Proximity To Fryerning, Highwood and Writtle

(Delightful 4 Bedroom Detached Home With Equestrian Facilities * NO ONWARD CHAIN*) Gary Towsnend at Paul Mason Associates offers the opportunity to purchase a detached home adjoining woodland, positioned at the end of a quiet lane in the hamlet of Highwood, close to Fryerning. The property offers versatile accommodation and outbuildings set within a semi-rural location.

This wonderful property is situated at the end of a quiet lane with access to wonderful walks and rides through the Highwood countryside. Highwood itself is positioned in between Chelmsford, Blackmore and Fryerning/Ingatestone. Chelmsford City centre is approximately 6 miles away and has an array of shopping and leisure facilities, plus mainline railway station linking London’s Liverpool Street station. The village of Ingatestone has a selection of independent High Street shops and also has a mainline railway station and is approximately 3.2 miles away. Writtle with its village duck pond, local parade of shops and amenities is approximately 4 miles away.

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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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

DISTANCES

Ingatstone Station: 3.4 miles
Chelmsford Station: 6.8 miles
M25 (J28): 10 miles
Fryerning: 2 miles
Writtle: 4.5 miles

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Double glazed windows to both sides, tiled flooring and smooth ceiling.

Inner Hallway

Entered via double doors, stairs to first floor, radiator with cover, Karndean flooring and smooth ceiling with smoke alarm fitted.

Lounge

4.76m x 4.23m (15'7" x 13'10")
Double glazed window to front, modern log burner, radiator with cover, Karndean flooring and smooth coved ceiling.

Family Room

3.30m x 3.21m (10'9" x 10'6")
Entered via double doors, double glazed windows to front and side, radiator with cover, Karndean flooring and smooth coved ceiling.

Study

3.92m x 2.86m (12'10" x 9'4")
French doors to rear patio and views across the gardens, radiator with cover, carpet flooring and smooth coved ceiling.

Kitchen

3.92m x 2.86m (12'10" x 9'4")
The bespoke handmade kitchen with painted units and solid oak worktops has been thoughtfully laid out to provide a variety of base and wall units, a ceramic butlers sink unit, built

in electric Aga, plus an integrated American fridge/freezer and dishwasher. Tiled flooring and smooth coved ceiling with sunken spotlights, and open plan to the Conservatory / Breakfast Room.

Conservatory / Breakfast Room

4.00m x 3.46m (13'1" x 11'4")
A light and airy room with triple aspect views overlooking the gardens and neighbouring woodland, underfloor heating and tiled flooring. There are French doors that lead to the patio and garden.

Bathroom

Opaque double glazed window to rear, panelled jacuzzi bath with shower attachment, LLWC, pedestal wash hand basin with tiled backsplash, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

First Floor

Landing

Carpet to floor and smooth ceiling with loft access.

Bedroom One

4.36m x 4.21m (14'3" x 13'9")
Double glazed windows to the front and side plus balcony overlooking woodland, range of fitted wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom One En-Suite

Opaque window to rear, fully tiled, single shower, LLWC plus bidet, pedestal wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

Bedroom Two

3.65m x 3.60m (11'11" x 11'9")
Double glazed window to front,

built-in wardrobe, radiator, wooden flooring and smooth ceiling with sunken spotlights.

Bedroom Two En-Suite

Opaque double glazed window to side, fully tiled, single shower, LLWC, pedestal wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

Bedroom Three

3.45m x 2.87m (11'3" x 9'4")
Double glazed window to rear, built-in cupboard, radiator, laminate flooring and smooth ceiling with sunken spotlights.

Bedroom Four

2.89m x 1.86m (9'5" x 6'1")
Double glazed window to rear, radiator, carpet to floor and smooth coved ceiling with sunken spotlights.

EXTERIOR

Detached Double Garage Plus Utilities

6.14m x 5.00m (20'1" x 16'4")
The double garage has power and lighting fitted with electric roller door and eaves storage. There is also a set of glazed doors plus courtesy door to the rear garden. In addition, there are separate Utility Room, WC and Plant Room.

Front & Gardens

The property is approached off a quiet lane with a part gravel driveway offering parking for multiple vehicles and also provides access to the detached garage. There is a small lawn area and an array of tree and shrub planting which adjoins the woodland to side. There is a rear garden commencing with a patio area which can be accessed by both the Breakfast Room and Study. From

here, you pass some ornamental planting and which leads you to a brick pathway that meanders down the large lawn which also benefits from additional storage sheds, greenhouse and various specimen trees. The rear of the garden also provides access to the Stabling and Ménage facilities.

Stables, Yard & Menage

To the rear of the plot, with separate access, are the Stables and Ménage. The detached brick built stables offers the following::

Main Stable: (8.45 x 4.12) This is used as horse box/hay storage and has large full height double vehicle doors.

Stable 1: (3.25m x 3.65m)

Stable 2: (3.69m x 3.65m)

Tack Room: (3.65m x 1.35m)

Store Room: (3.90m x 2.10m)

Store: (4.35m x 2.10)

There are also approximately 2 acres of nearby paddock land available by separate negotiation.

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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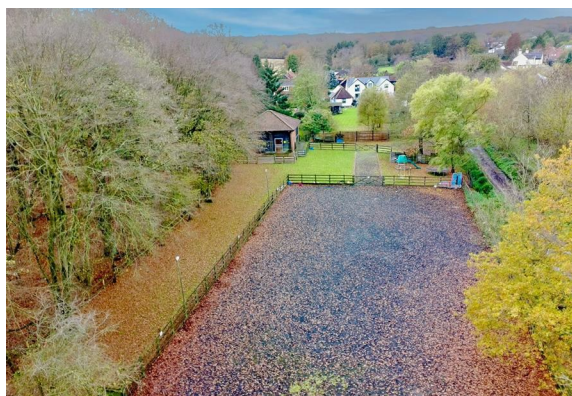
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