

Paul Mason Associates



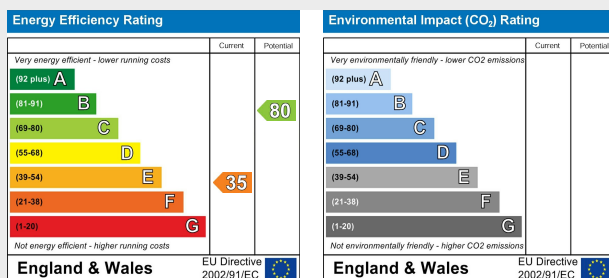
Owls Hill, Terling, Essex, CM3 2PW

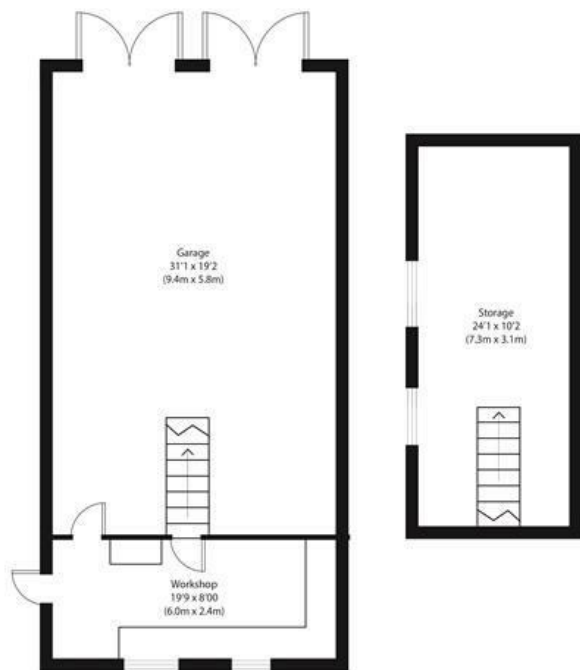
Guide price £1,000,000



- Grade II Listed
- Four double bedrooms - En-suites to three bedrooms
- Four reception rooms
- Conservatory overlooking the gardens
- Kitchen/breakfast room separate utility/cloakroom
- Large double garage with adjoining workshop
- Large home office/games room
- Approx. 0.35 acres
- 2.5 miles to a mainline train station
- Situated in the centre of this sought after village

A truly magnificent detached cottage within the highly sought after award winning village of Terling. This Grade II Listed residence is set in the centre of the village within walking distance of the shop and public house/restaurant, as well as Terling swimming pool, tennis courts and cricket club. This attractive property, formerly 3 cottages built in the 18th century, is complimented with established gardens, sweeping lawns from front to back and picket fence to the front, as well as a featured walled garden to the rear. There is the addition of a useful large detached garage measuring 30'11" x 19'6" with adjoining workshop and home office/games room above. The accommodation is approached from the entrance hall which opens into the versatile living space and kitchen/breakfast room with a feature full height picture window overlooking the rear gardens. A wonderful conservatory with glass roof opens into the side garden and features an inglenook fireplace. Three of the double bedrooms are reached from a large landing area, two of the bedrooms have showers, plus there is a family bathroom to the first floor. There is a further double bedroom accessible via a cast iron spiral staircase with full height picture window to the rear overlooking the gardens, benefitting from a free standing roll top bath and wash hand basin. The village of Terling won the prestigious award of Essex village of the year in 2017 and is situated just outside of Hatfield Peverel, with mainline train station and road links to the A12. To fully appreciate this property, which is being sold with no onward chain, an internal viewing is highly recommended.

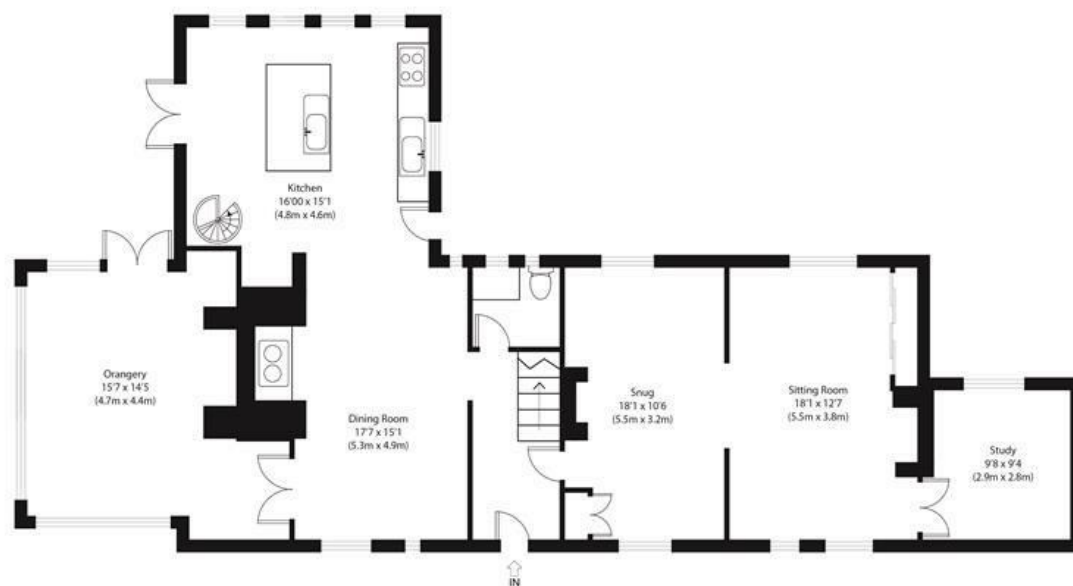




Approximate Gross Internal Area  
Main House 2605 sq ft (242 sq m)  
Outbuilding 1000 sq ft (93 sq m)  
**Total 3605 sq ft (335 sq m)**

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
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Ground Floor



First Floor

## Distances

Terling COE Primary School - 0.1 mile  
Hatfield Peverel Railway Station - 2.6 miles

A12 Southbound 2.2 miles

A12 Northbound 3 miles

Witham Station and Shops - 4.4 miles

Chelmsford City Centre - 9.9 miles

Stansted Airport - 19.3 miles

(All Distances are approximate)

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Part glazed entrance door leading to the entrance hall with exposed beams and staircase to the first floor.

#### Sitting room

5.52m x 3.20m (18'1" x 10'5")  
Dual aspect room with windows to the front and rear. Exposed brick fireplace incorporating a log burner. Exposed beams and fitted dresser unit to one wall.

#### Lounge

5.58m x 3.80m (18'3" x 12'5")  
Dual aspect room with windows to front and rear. Exposed brick fireplace incorporating a log burner. Exposed

beams.

#### Study

2.99m x 2.82m (9'9" x 9'3")  
Window to rear.

#### Dining Room

5.34m x 3.45m (17'6" x 11'3")  
Window to front. Feature exposed brick wall with AGA and exposed beams, opening to:

#### Kitchen/Breakfast Room

4.84m x 4.60m (15'10" x 15'1")  
Part glazed door leading to the rear garden and glazed french doors opening to the patio area. Wonderful full height picture window to one wall overlooking the gardens. Units fitted to base level complimented with solid wood work surfaces and a matching large island unit. Double sink unit with mixer taps and a further sink set within the island unit with water filter tap. Two single built-in ovens, two built-in combination microwaves and five ring hob with extractor over. Integrated dishwasher. Exposed beams, recess incorporating log burner and inset ceiling lights. Feature cast iron spiral staircase to the bedroom.

## Conservatory

5.48m > 3.55m x 4.75m (17'11" > 11'7" x 15'7")

Windows to three sides overlooking the gardens, glazed french doors to the patio and glazed roof. Feature brick inglenook fireplace incorporating multi-fuel burner. The room is finished in a natural stone floor.

## Utility Room/Cloakroom

Two obscure windows to rear. Suite comprising wall mounted wash hand basin and low level WC. Space for washing machine and fitted storage unit.

### FIRST FLOOR

#### Bedroom

4.98m x 4.53m (16'4" x 14'10")  
Full height picture window overlooking the rear gardens and window to side. Exposed beams. Raised wood flooring with freestanding roll top bath and clawed feet, pedestal wash hand basin. Inset lighting and wall light points. Cast iron staircase to the kitchen/breakfast room.

#### Landing

Window to front and stairs to ground floor.



### Bedroom

5.53m maximum by 4.12m (18'1" maximum by 13'6")

Window to front and skylight window to garden. Exposed brickwork and beams. Inset lighting and wall light points. Walk-in tiled shower cubicle.

### Bedroom

4.61m x 3.47m (15'1" x 11'4")

Window to front and side. Walk-in shower cubicle with tiled walls and stainless steel bowl style sink unit. Door to walk-in wardrobe.

### Bedroom

3.37m x 3.35m (11'0" x 10'11")

Window to rear. Exposed beams and inset ceiling lighting.

### Family Bathroom

Window to rear. Suite comprising bath with mixer taps and independent shower over with tiled surround, low level WC and wash hand basin. Inset ceiling lighting and exposed beams. Access to the loft space.

### EXTERIOR - Approx. 0.35 acres

Picket fence to the front boundary with gate and footpath leading to the entrance door and side. The gardens are mainly lawned sweeping from the

front, side and rear. There are various mature trees, flowers and shrubs. A large garden pond with waterfall adjoins the paved patio area. A footpath leads to the home office and garage. Exposed brick wall to the rear boundary. Further pedestrian gate to side and gate to the rear parking. Five bar gate to the side providing vehicular access into the rear garden. Timber storage shed.

### Large Double Garage

9.43m x 5.96m (30'11" x 19'6")

Two sets of double hinged doors to front and lighting and power connected.

### Workshop

5.87 m x 2.42 m. (19'3" m x 7'11" m.)

Two windows to rear and door to side, access to loft space. Oil fired boiler.

### Home Office/Games Room

7.37m x 3.09m (24'2" x 10'1")

Two skylight windows, lighting and power connected.

### Viewings.

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

### Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil

Local Authority - Braintree

### 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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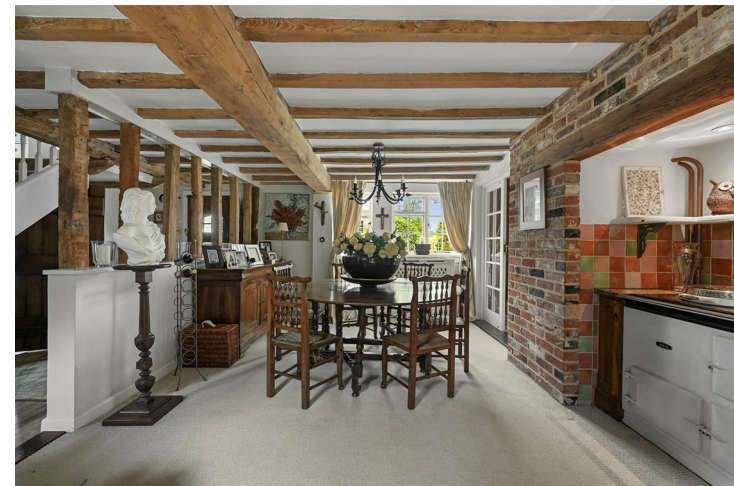
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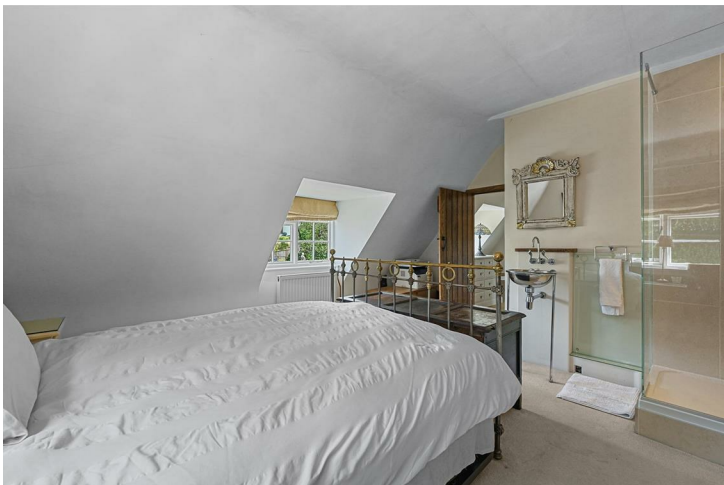
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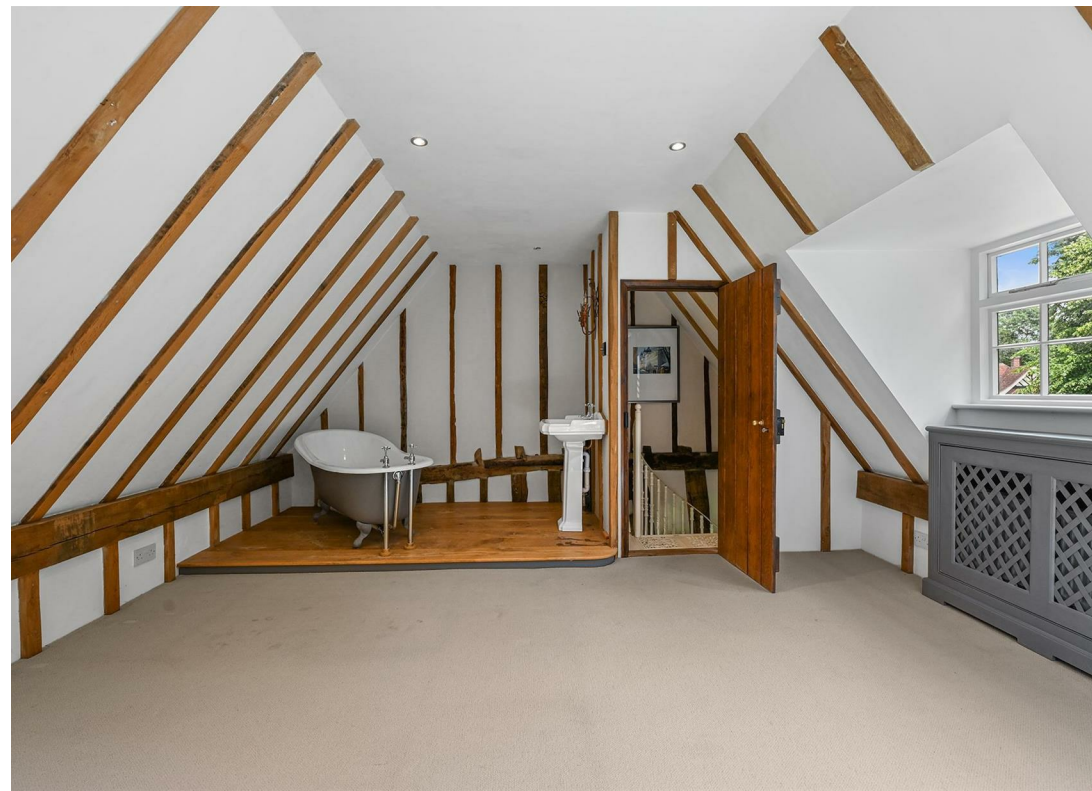
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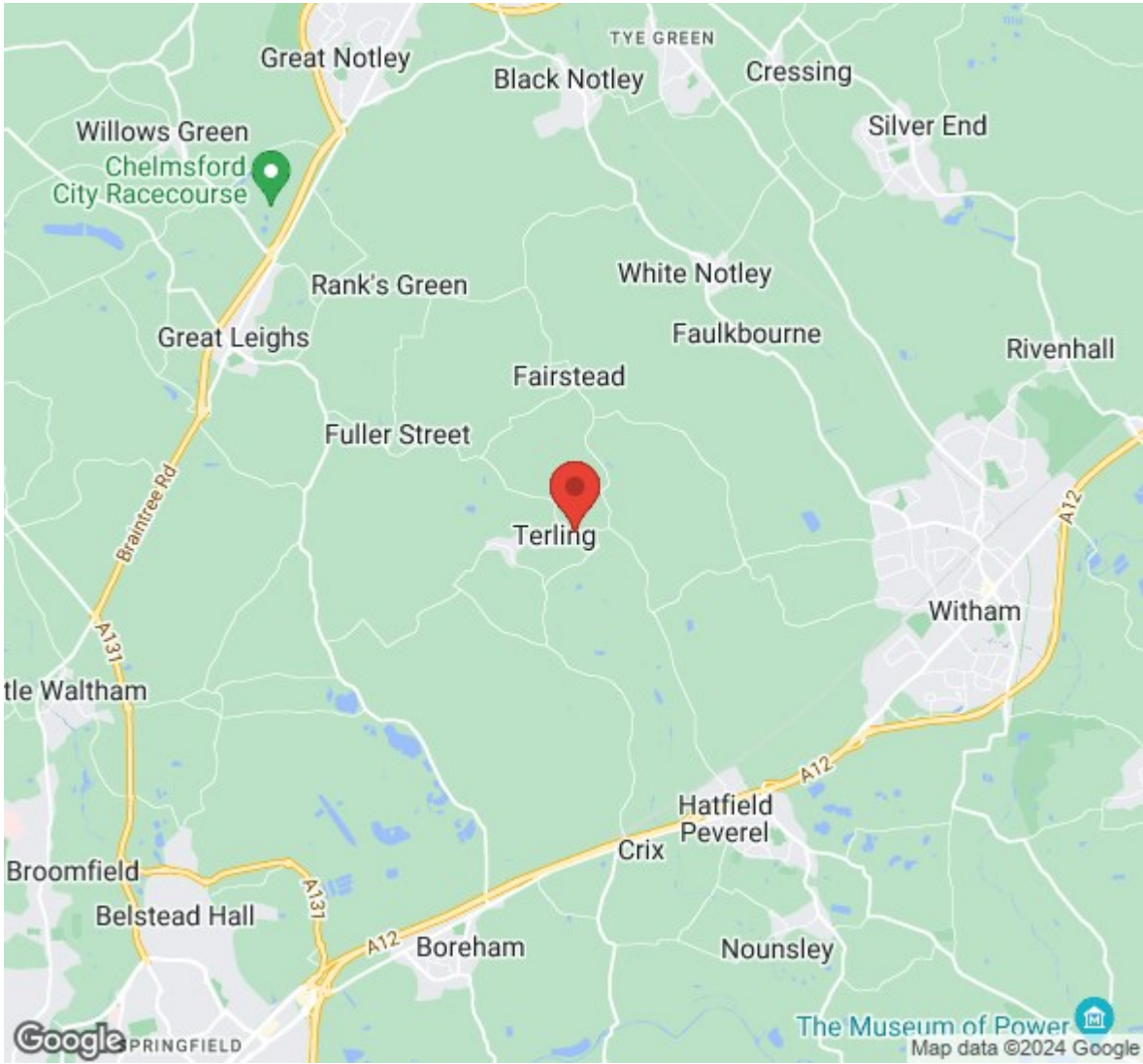
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