

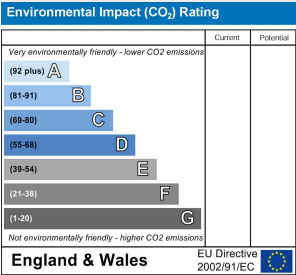
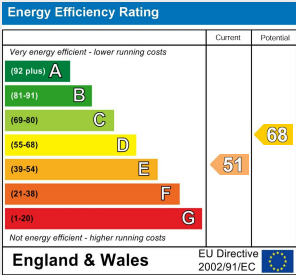
Paul Mason Associates



Priory Farm Road, Hatfield Peverel, Essex, CM3 2NL
Guide price £750,000 - £775,000

- Extended and presented to a high standard throughout
- Highly sought after location
- Four double bedrooms
- Two ensuite shower rooms, family bathroom plus further ground floor shower room
- Open plan living with splendid high specification kitchen/dining/family room with bi-fold doors to garden
- 21' x 11'2 lounge, plus playroom and office
- Secluded rear garden with outbuilding/games room
- Ample parking plus garage/storage area
- No onward chain
- EPC - E

**** GUIDE PRICE £750,000-£775,000 **** Paul Mason Associates are delighted to offer for sale this stunning detached family home, which has been sympathetically extended and refurbished in recent years, offering ideal space for the growing family. The property is ideally positioned approx 1.7 miles from the train station and within short walking distance of open countryside, offering an array of amazing picturesque walks. The property boasts spacious and well presented accommodation throughout, with the first floor comprising four generous double bedrooms with dressing room and modern ensuite shower room to master bedroom, further ensuite shower room to bedroom two and separate family bathroom. To the ground floor the property offers splendid open plan accommodation, ideal for modern day living, comprising a stunning 35'9" x 21'5" > 9'8" high specification kitchen/dining/family room with bi-fold doors to garden, 21' x 11'2 lounge, separate playroom and office, modern utility room and additional shower room. To the outside there is a secluded low maintenance rear garden with detached outbuilding, ideal as a home gym/games room and useful garage/storage area to the front along with the driveway providing ample parking. An internal viewing is highly recommended to appreciate this wonderful family home, situated in a highly sought after location.



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.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Shower Room

Lounge

6.41m x 3.41m (21'0" x 11'2")

Kitchen/Dining Room

10.90m x 6.55m > 2.96m (35'9" x 21'5" > 9'8")

Playroom

3.48m x 3.05m (11'5" x 10'0")

Utility Room

2.50m x 1.61m (8'2" x 5'3")

Office

2.38m x 2.20m (7'9" x 7'2")

FIRST FLOOR

Bedroom One

4.88m x 4.05m (16'0" x 13'3")

Dressing Room

Ensuite Shower Room

Bedroom Two

4.77m x 3.39m (15'7" x 11'1")

Bedroom Three

4.19m x 3.11m (13'8" x 10'2")

Bedroom Four

4.09m x 2.47m (13'5" x 8'1")

Family Bathroom

Landing

EXTERIOR

Garage/Storage

Outbuilding/Games Room

3.99m x 2.03m (13'1 x 6'8)

Ample Parking

Secluded Rear Garden

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.

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.



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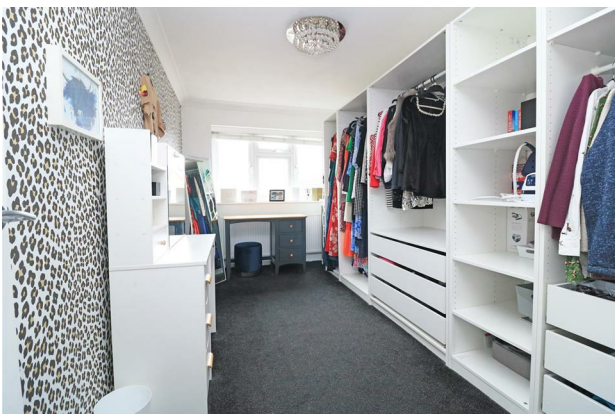
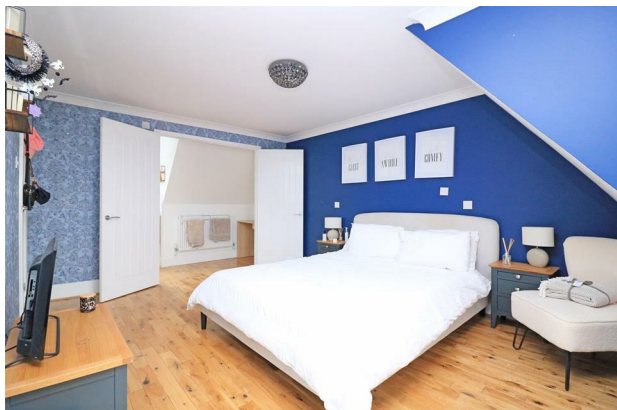
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Sales | Lettings | Development | Investment

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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