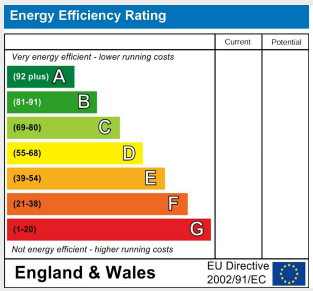
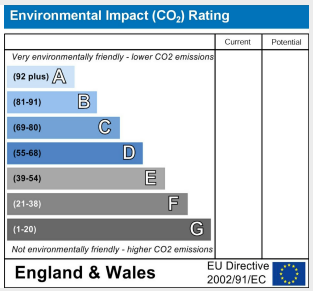

Paul Mason
Associates
St. Johns Green, Chelmsford, CM1 3DZ
Guide price £600,000

- Delightful Grade II Listed Character Home On St. John's Green
- Three Bedrooms Plus First Floor Study
- Spacious Sitting Room With Inglenook Fireplace
- Lounge With Fitted Log Burner
- Dining Area With Views Over The Rear Garden
- Fitted Kitchen With Views Overlooking The Rear Garden
- Ground Floor Cloakroom (Planning For Shower Room: Ref 24/01341/LBC)
- Charming, Part Walled Country Cottage Garden To Rear
- Sought After Location In The Heart Of This Popular Village
- NO ONWARD CHAIN



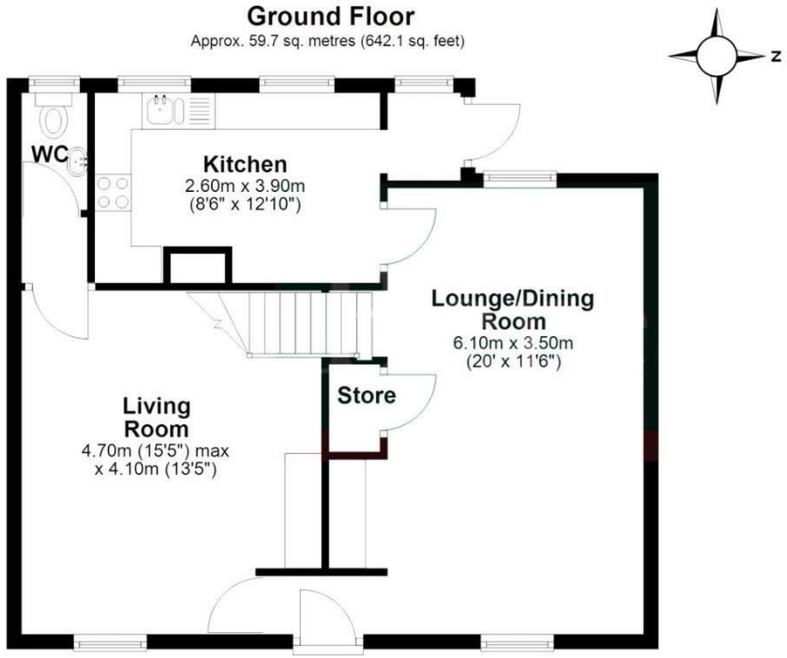


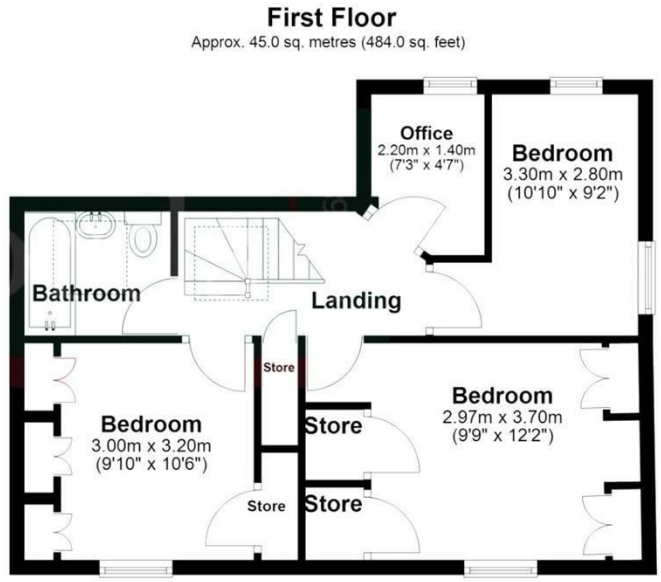
NO CHAIN & OFFERS INVITED Gary Townsend at Paul Mason Associates offers this charming and beautifully presented Grade II Listed three bedroom period cottage, located in the highly sought-after village of Writtle on the favoured St. John's Green, offering a wealth of character features including exposed timbers, beams, and feature fireplaces throughout.

The property provides versatile and well-balanced accommodation, comprising various reception rooms, a fitted kitchen and a separate dining area, ideal for both everyday living and entertaining. To the first floor are three bedrooms plus a study, all enjoying the charm of the original features, alongside a family bathroom.

Externally, the property benefits from a delightful, mature country garden with a patio area, offering a private and tranquil outdoor space.

Situated within easy reach of Writtle village green, local amenities and Chelmsford City Centre, this attractive home combines period charm with practical living in a desirable location.





Total area: approx. 104.6 sq. metres (1126.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

St Johns Green

DISTANCES

Chelmsford Station: 2.6 miles
Ingatestone Station: 5.6 miles
A12: 4.2 miles / M25: 13 miles
Stansted Airport: 17 miles
King Edward's Grammar School: 2.3 miles
Chelmsford County High School: 2.5 miles

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Lounge

3.63m x 3.42m (11'10" x 11'2")
A charming and characterful reception room showcasing an abundance of period features, including exposed timber beams and studwork, complemented by a striking brick inglenook fireplace housing a wood-burning stove, creating a warm and inviting focal point. The room enjoys excellent natural light via a front-aspect window, enhanced by the open plan layout to the dining area.

Dining Room

3.49m x 2.46m (11'5" x 8'0")
A delightful and character-rich dining room featuring exposed timber beams and studwork, creating a warm cottage-style ambience throughout. The space comfortably accommodates a family dining table, and benefits from a pleasant outlook via a rear-aspect window allowing for good natural light. It is positioned next to the kitchen, ideal for everyday living and entertaining, while a staircase rises to the first floor, adding to the home's traditional charm.

Kitchen

3.78m x 2.53m (12'4" x 8'3")
A well-appointed and practical kitchen fitted with a comprehensive range of cream shaker-style wall and base units, complemented by wood-effect work surfaces and tiled splashbacks. The layout offers excellent storage and preparation space, ideal for everyday use. Integrated appliances include an electric double oven and hob, with additional space for freestanding appliances. A stainless steel one and half bowl sink unit is positioned beneath a window overlooking the garden, providing pleasant natural light. There is space for a fridge/freezer, washing machine and dishwasher and the room is finished with tiled flooring and inset ceiling lighting, creating a bright and functional cooking environment. There is also a small lobby leading to the back door.

Sitting Room

4.76m x 4.06m (15'7" x 13'3")
A beautifully characterful reception room brimming with period charm, featuring exposed timber beams and a substantial brick inglenook fireplace with an open fire, creating a striking focal point. The room offers a warm and inviting atmosphere, ideal for cosy evenings. Generously sized, the space provides versatility for both seating and additional uses such as a study or snug area, with a front-aspect window allowing for natural light. Built-in shelving adds practical storage, while traditional cottage-style doors and finishes enhance the home's historic appeal. A small lobby area leads through to the ground floor cloakroom.

Cloakroom

Currently consisting of a LLWC and wash hand basin, although plans have been approved to extend into a ground floor Shower Room. Planning Reference: 24/01341/LBC

FIRST FLOOR

Landing

A charming and characterful first floor landing featuring exposed timber beams and studwork, enhancing the property's period appeal. A vaulted ceiling with a skylight window allows for natural light.

Bedroom One

3.30m x 2.83m (10'9" x 9'3")
A charming principal bedroom featuring characterful exposed timbers and a pleasant outlook over St. John's Green via a front-aspect window, allowing for good natural light. The room comfortably accommodates a double bed and additional furnishings. A range of fitted wardrobes provide useful built-in storage, maximising the available space, while neutral décor and soft flooring create a calm and inviting atmosphere. The room combines period charm with practical living, making it an ideal principal bedroom.

Bedroom Two

3.60m x 2.90m (11'9" x 9'6")
A beautifully presented and characterful double bedroom featuring exposed timbers and a vaulted ceiling, creating a sense of space and charm. A front aspect window overlooking St. John's Green allows for natural light, enhancing the warm and inviting atmosphere. The room benefits from fitted wardrobes and built-in storage. The space comfortably accommodates a double bed and additional furnishings, making it an ideal guest or second bedroom.

Bedroom Three

3.03m x 2.00m (plus door recesss) (9'11" x 6'6" (plus door recesss))
A charming and characterful third bedroom featuring exposed timber beams and a vaulted ceiling, enhancing the cottage-style appeal. The room benefits from both side and rear aspect windows allowing for natural light and a pleasant outlook.

Study

2.20m x 1.46m (7'2" x 4'9")
A cosy and characterful study, ideal for home working, featuring exposed timber beams that add to the property's period charm. A window with views over the rear garden provides natural light, creating a pleasant and functional workspace. The room is well-suited for use as a home office, study area or occasional bedroom, offering flexibility to suit a variety of needs. Compact yet practical, it provides a quiet and comfortable environment within the home.

Family Bathroom

Fitted with a white suite comprising a panelled bath with shower over and glass screen, pedestal wash hand basin, and low-level WC. The room is fully tiled, providing a clean and practical finish. A skylight window allows for natural light.

EXTERIOR

Gardens

A particular feature of this period home is the delightful and well-established country garden offering a high degree of privacy, enclosed by mature hedging and attractive brick walling. The garden is predominantly laid to lawn, complemented by well-stocked borders featuring a variety of shrubs, plants and seasonal colour. A paved patio area provides an ideal space for outdoor dining and entertaining, with steps leading up to the main lawn. Additional features include a garden shed, wood stores and established planting, creating a peaceful and picturesque outdoor setting.

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

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