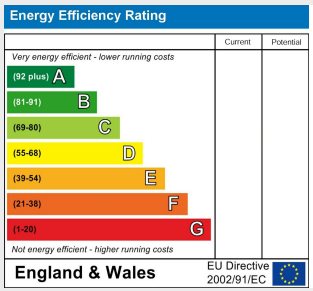
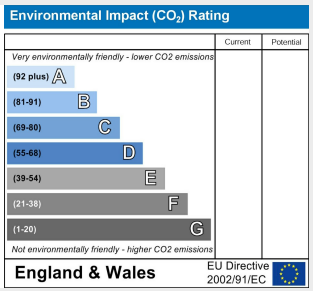


The Village, Great Waltham, Chelmsford, CM3 1DE

Guide price £400,000

- Two Double Bedroom Grade II Listed Cottage
- Positioned In The Heart Of This Sought After Village Next To The Church
- Formal Lounge With Large Inglenook Fireplace
- Modern Fitted Kitchen / Dining Room With Granite Work Surfaces
- Spacious Entrance Hall With Views To The Church
- Study Area In Lounge
- Fitted Bathroom With Bath & Shower
- Driveway Plus Detached Store & Side Garden Area
- Close To All Village Amenities, Bus Routes, Schools & Chelmsford City
- NO ONWARD CHAIN





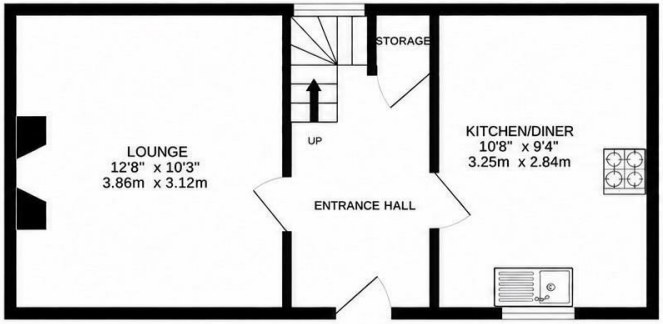
(Guide £400,000 - £425,000) Gary Townsend at Paul Mason Associates offers a charming two-bedroom Grade II Listed cottage occupying a delightful position beside the church in the very heart of the village with NO CHAIN. Rich in period character, the property features exposed timbers, a magnificent inglenook fireplace, dual-aspect lounge with recessed study area, kitchen/dining room, useful storage, off-road parking, low-maintenance gardens and a timber shed offering potential as a home office.

Great Waltham is a highly regarded Essex village surrounded by attractive countryside, offering a welcoming community and a range of local amenities including a village shop, primary school, public houses and the historic parish church. The village is conveniently positioned approximately four miles north of Chelmsford, providing easy access to the city centre, mainline railway services to London Liverpool Street and the A130/A12 road network.

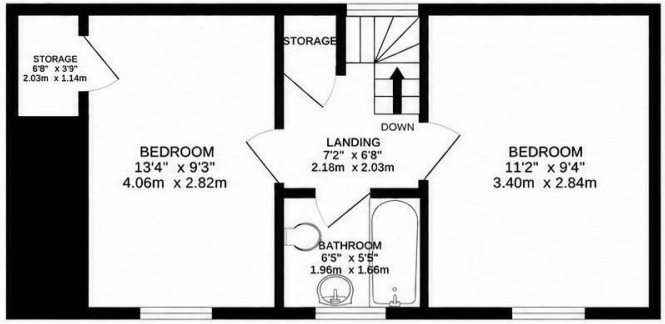
Paul Mason Associates

The Cottage, The Village, Great Waltham, Essex. CM3 1DE

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



DISTANCES

Chelmsford City Centre: 5 miles
Chelmsford Train Station: 5.5 miles
Beaulieu Train Station: 5 miles
Felsted: 6.5 miles
Broomfield Hospital: 2 miles
Stansted Airport: 16.5 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

3.97m x 2.09m (13'0" x 6'10")
A characterful and welcoming entrance featuring an abundance of exposed wall and ceiling timbers, complemented by attractive wood flooring. A substantial timber entrance door with diamond-shaped glazed panels opens into the hall, with stairs rising to the first floor with views to the church, useful storage and doors leading to both the kitchen and lounge.

Kitchen / Dining Room

3.68m x 2.89m (12'0" x 9'5")
A bright and characterful room fitted with a comprehensive range of cream shaker-style units, complemented by contrasting dark granite work surfaces and tiled flooring. Features include an integrated oven, electric hob with extractor hood, inset sink beneath an attractive leaded window, spaces for further appliances and ample room for a dining table and chairs.

Lounge & Study Area

3.91m x 3.03m (12'9" x 9'11")
A beautifully characterful, dual-aspect reception room enjoying attractive views towards the neighbouring church. Features include extensive exposed ceiling timbers, wood flooring and leaded windows, while an impressive exposed-brick inglenook fireplace with open fire and substantial timber bressummer provides a striking focal point. A useful recessed area to the side offers an ideal study or home-working space.

FIRST FLOOR

Landing

Bedroom One

4.07m x 2.87m (13'4" x 9'4")
A double bedroom displaying considerable period character, with exposed wall timbers, gently sloping ceilings and an attractive leaded window. A low-level timber door opens into a useful eaves storage area with a hanging rail, offering excellent additional storage.

Bedroom Two

3.64m x 2.78m (11'11" x 9'1")
A well-proportioned double bedroom featuring a gently sloping ceiling, exposed timberwork and an attractive leaded window providing plenty of natural light.

Family Bathroom

Fitted with a white suite comprising a panelled bath with electric shower and glazed screen, wash basin set within a useful vanity unit and a low-level WC. Further features include tiled surrounds, a chrome heated towel rail, leaded window and a characterful timber latch door.

EXTERIOR

Parking

A block-paved and shingled parking area provides convenient off-road parking, highly sought after in The Village of Great Waltham.

Front & Side Garden

The property benefits from a low-maintenance paved front garden enclosed by traditional white picket fencing, with a gated pathway leading to the attractive timber-framed entrance porch and front door. Adjacent, is a low-maintenance shingled side garden enclosed by an attractive brick wall and established greenery. The timber storage shed provides useful additional space and offers potential for conversion into a home office, subject to any necessary works and consents.

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

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

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OFT Approved code

















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