

Paul Mason Associates

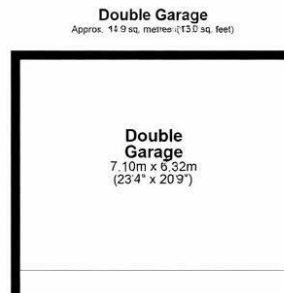


Ridley Green, Hartford End, Chelmsford, CM3 1FH  
Offers in excess of £900,000

- Four Double Bedroom Family Home Set Over Two Floors
- Far Reaching Views Across Open Countryside
- En-Suites To Bedrooms One & Two (Bedroom One Also With Dressing Area)
- Three Reception Rooms
- Kitchen / Dining Room Plus Utility
- Ground Floor Cloakroom
- Beautifully Landscaped Front & Rear Gardens
- Private Development With Direct Access To Countryside Walks
- Detached Double Garage Plus Extended Driveway & EV Charging Point
- Conveniently Located For Chelmsford, Felsted & Stansted

(Price Range: £900,000 - £925,000) Gary Townsend at Paul Mason Associates proudly offers an immaculate, four double bedroom detached family home overlooking open countryside on a select development in a semi-rural location. The property offers flexible living accommodation to the ground floor with its three reception rooms, spacious kitchen / dining room, plus cloakroom and utility. The first floor offers four double bedrooms and three bathrooms (two en-suite). Externally, the home benefits from delightful front and rear landscaped gardens and a double garage with extensive parking.

The Old Brewery is situated to the south of Felsted in the hamlet of Hartford End, between the villages of Littley Green, well known for its popular Compasses pub, and Ford End. Close by is the award-winning Galvin Green Man, located in the neighbouring hamlet of Howe Street near Great Waltham, conveniently placed on the outskirts of Chelmsford City and within east access of Stansted Airport and M11.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>75</b> <b>77</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

Total area: approx. 263.1 sq. metres (2833.1 sq. feet)

## DISTANCES

Felsted School: 2 miles

New Hall School: 6.5 miles

Great Dunmow: 8 miles

Beaulieu Park Train Station: 6.5 miles

Chelmsford Station (into London Liverpool Street): 8.8 miles

Chelmsford Grammar Schools: 7.8 miles

Chelmer Valley High School: 5.4 miles

Stansted Airport: 12 miles

A120 at Great Dunmow linking with the M11

(junction 8) at Bishop's Stortford: 14 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

A bright and welcoming entrance hall finished to a high standard, featuring attractive Amtico herringbone flooring and neutral décor throughout. A staircase rises to the first floor, while recessed ceiling spotlights provide a contemporary feel.

#### Cloakroom

A well-appointed ground floor cloakroom comprising a concealed cistern WC and a wall-mounted wash hand basin set within a vanity unit with storage below. Finished with contemporary tiling to splashback areas, a heated towel rail, and a double glazed window to front fitted with plantation shutters. The Amtico flooring continues from the entrance hall, plus smooth ceiling and recessed spotlights.

#### Kitchen / Dining Room

6.46m x 5.76m (21'2" x 18'10")

A beautifully appointed open-plan kitchen/dining space, designed with both everyday living and entertaining in mind. The kitchen is fitted with a comprehensive range of modern shaker-style wall and base units complemented by high quality granite work surfaces and a central island incorporating a breakfast bar. Integrated appliances include a double butler sink, two Siemens ovens and warming drawer, Siemens induction hob, Siemens extractor hood, large integrated AEG fridge and freezer. The dining area provides ample space for a family-sized table and chairs, plus further seating and has French doors opening out to the garden, allowing for excellent natural light. Finished with attractive Amtico herringbone flooring, contemporary lighting and neutral décor throughout, this is a stylish and highly functional heart of the home.

#### Utility

3.30m x 1.86m (10'9" x 6'1")

The well-fitted utility room comprising a range of shaker-style wall and base units with complementary work surfaces and inset sink with mixer tap. Space and plumbing for washing machine and tumble dryer are provided, integrated AEG wine fridge plus additional storage. A double glazed window to rear fitted with plantation shutters allows for natural light, while a door provides direct access to the outside.

#### Living Room

6.14m x 4.47m (20'1" x 14'7")

A spacious and elegantly presented room, flooded with natural light via a wide bay window to the front fitted with plantation shutters and French doors opening to the rear patio and garden. The room centres around a feature fireplace with inset wood burning stove and substantial timber mantle, creating a warm focal point. Neutral décor, deep pile carpeting and two statement chandeliers enhance the sense of space and comfort, making this an ideal room for both relaxing and entertaining.

#### Family Room

5.51m x 3.55m (18'0" x 11'7")

A generously proportioned reception room, ideal for everyday family living. The space is filled with natural light via a bay window to the front fitted with plantation shutters, complemented by an additional window to the side. Neutral décor and fitted carpeting create a calm and inviting atmosphere, while contemporary ceiling light fittings add a stylish finish. Double doors open through to the kitchen / dining room, offering a versatile layout suited to both relaxed living and entertaining.

#### Study

3.14m x 2.02m (10'3" x 6'7")

A well-proportioned and versatile study, ideal for home working, featuring a window to the rear aspect fitted with plantation shutters allowing for excellent natural light. The room is finished with attractive Amtico flooring, neutral décor and ample space for desk and storage furniture, making it a practical and comfortable workspace.

## FIRST FLOOR

### Landing

#### Bedroom One

6.63m x 5.52m (21'9" x 18'1")

A generously sized principal bedroom, beautifully presented and offering ample space for freestanding furniture. Natural light is provided via windows to the front and rear, creating a bright

and airy feel, while fitted carpeting and neutral décor enhance the sense of comfort. The room benefits from a dressing room providing excellent storage and a well-appointed en-suite, completing this impressive principal suite.

#### Dressing Area

Featuring a range of built-in wardrobes with mirrored sliding doors, providing excellent storage and enhancing the sense of space and light. A window to the rear allows for natural light, creating a bright and practical area that seamlessly connects to the principal bedroom and en-suite.

#### En-Suite

A stylish and contemporary en-suite comprising a walk-in shower, concealed cistern WC and a wall-mounted wash hand basin set within a vanity unit. Finished with attractive tiling to walls and flooring, complemented by a chrome heated towel rail and mirrored wall cabinets providing additional storage. A double glazed window to side allows for natural light, plus recessed spotlights.

#### Bedroom Two

5.51m x 4.58m (18'0" x 15'0")

A spacious double bedroom, beautifully presented and benefiting from dual aspect windows to the front and allowing for excellent natural light. The room offers ample space for freestanding furniture and is finished with fitted carpeting and neutral décor. A door provides access to an en-suite shower room, making this an ideal guest suite or secondary principal bedroom.

#### En-Suite

A modern en-suite comprising a walk-in shower enclosure, concealed cistern WC and a wall-mounted wash hand basin set within a vanity unit. Finished with contemporary tiling to walls and flooring, complemented by a chrome heated towel rail. A double glazed window provides natural light, plus recessed lighting.

#### Bedroom Three

4.32m x 4.23m (14'2" x 13'10")

A well-proportioned and versatile room, currently utilised as a first floor study, featuring windows to the front allowing for excellent natural light and views over open countryside. The room offers ample space for bedroom or office furniture and is finished with fitted carpeting and neutral décor, making it equally suited as a comfortable double bedroom or an ideal work-from-home space.

#### Bedroom Four

4.12m x 3.67m (13'6" x 12'0")

A well-proportioned bedroom featuring a window to the front allowing for good natural light. The room offers space for bedroom furniture and is finished with fitted carpeting and neutral décor.

#### Family Bathroom

A modern family bathroom comprising a panel enclosed bath with shower over and glass screen, pedestal wash hand basin and low level WC. Finished with contemporary tiling to walls and flooring, complemented by a double glazed window allowing for natural light.

## EXTERIOR

### Garage & Parking

The property benefits from a detached double garage fitted with an electric roller door, power and lighting connected, EV charge point, courtesy door and eaves storage. Solar panels are installed, contributing to improved energy efficiency. To the front there is a generous, extended block paved driveway providing ample off-road parking for multiple vehicles. The frontage is neatly presented with well-maintained borders, creating an attractive and practical approach to the property.

### Gardens

The property is approached via a neatly presented frontage with attractive planted borders and pathway leading to the entrance. To the rear, the garden is beautifully landscaped and designed for both relaxation and entertaining. A generous paved patio area provides ideal space for outdoor dining, complemented by a pergola and additional seating areas. The remainder is laid to lawn with well-stocked borders, mature planting and a high degree of privacy. The garden offers a wonderful balance of open space and defined entertaining zones, making it perfect for modern family living. The 5-person hot tub will also remain at the property.

### Additional Features

The property benefits from being part of an Estate management scheme which oversees the landscaped gardens, maintenance and wastes treatment plant, plus LPG system (approx. cost of £1,000 per annum). There is also CAT 6 fitted throughout and fully owned solar panelling.

### 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.



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