

Paul Mason Associates



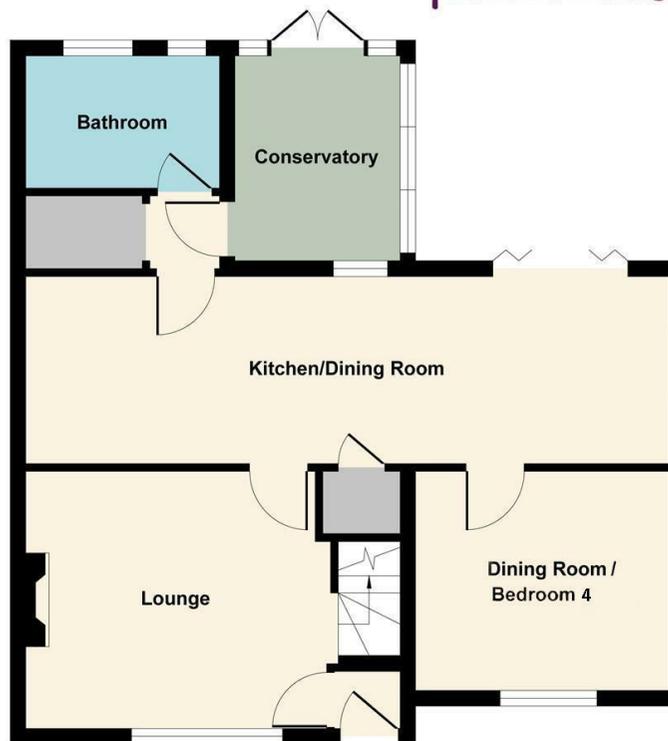
Viner Cottages, Terling, Essex, CM3 2PU
Guide price £500,000 - £550,000

- Three/Four Bedroom Cottage
- Beautifully Presented Throughout
- Generous Plot Measuring
Approx. 170' x 30'
- Sough After Village Location
- Ground Floor Bedroom/Snug
- Refitted Kitchen/Dining Room
- Lounge Plus Conservatory
- Short Walk to Village Amenities
- Outbuilding/Gym/Home Office
with Power and Lighting
- EPC - TBC

*** GUIDE PRICE £500,000 - £550,000 - NO ONWARD CHAIN*** Located in the sought after village of Terling in a non-estate position backing onto farmland, is this beautiful three/four bedroom cottage. The accommodation commences an entrance porch with the ground floor consisting of a lounge with the benefit of a feature fireplace with an inset log burner, a splendid kitchen/breakfast room which includes an island breakfast bar, integrated appliances and a wall of full height cupboards providing plenty of storage. There is also a second reception room, plus a conservatory and a three piece bathroom suite. To the first floor, there is a landing with doors to three double bedrooms, bedroom one benefiting from an en-suite.

Externally the property is set back from the road with a well presented front garden with an array of decorative trees and shrubs. The gardens begin with a paved patio seating area. The middle of the garden is laid to lawn with a pathway leading to the rear where the property boasts a new outbuilding with power and lighting connected, currently being used as a gym. In total, the plot measures approx. 170' x 30' with the opportunity to extend further, subject to any required planning consent. Viewing comes highly recommended to appreciate the property on offer.

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Ground Floor



First Floor

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	57		67
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

LOCATION

Terling, voted Essex village of the year in 2017, boasts an array of amenities and recreational facilities including the highly regarded Rayleigh Arms gastro-pub restaurant, Tea Room, village Shop with Post Office, a members only outdoor heated swimming pool, cricket and Tennis Clubs and also the highly regarded COE Primary School. The property is also ideally positioned approx 2.6 miles from Hatfield Peverel Train Station, along with easy access to the A12 and Chelmsford City Centre. An internal viewing is strongly advised to appreciate the wonderful family home.

Distances

Terling Primary School
Owls Hill Tea Room
Rayleigh Arms Gastropub
Terling Post Office and Convenience Shop
Hatfield Peverel Train Station
Chelmsford City Centre

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Entrance door. Radiator. Stairs to first floor.

Sitting Room

5.03m x 3.77m (16'6" x 12'4")
Double glazed window to front.
Feature fireplace with fitted wood burner. Coved ceiling. Radiator.

Kitchen/Dining Room

7.65m x 2.75m (25'1" x 9'0")
Double glazed windows to side and rear with Bi-Fold doors leading to rear garden. Modern re-fitted units extensively fitted to base and eye level incorporating several full height large cupboards, drawer pack units and large island unit. Quartz work surfaces incorporating 1 1/2 bowl sink unit with mixer taps. Integrated full height fridge/freezer, dishwasher, eye level double oven, induction hob, washing machine and tumble dryer. Inset spot lighting. Large built in under stairs storage cupboard. Two Radiators. Concealed oil fired boiler.

Snug/Study

3.37m x 3.08m (11'0" x 10'1")
Double glazed window to front.
Radiator. Wood flooring.

Rear Lobby

UPVC stable door to conservatory.
Large built in storage cupboard.

Conservatory

3.11m x 2.45m (10'2" x 8'0")
Double glazed windows to rear and side and French doors to rear. Wood flooring.

Family Bathroom

Two obscure double glazed windows to rear. Modern white suite

comprising panelled bath with mixer taps and shower over. Pedestal wash hand basin and low level WC.
Radiator. Chrome effect heated towel rail.

FIRST FLOOR

Bedroom One

4.07m x 3.09m (13'4" x 10'1")
Double glazed window to front.
Radiator. Door to:

En-suite

Re-fitted white suite comprising low level WC. Vanity wash hand basin with mixer taps. Shower cubicle with fitted glass shower screen. Extractor fan.

Bedroom Two

3.59m x 2.39m (11'9" x 7'10")
Double glazed window to rear. Built in storage cupboard. Wood flooring.
Radiator.

Bedroom Three

2.64m x 2.43m (8'7" x 7'11")
Double glazed window to rear.
Radiator.

Landing

Double glazed window to side. Stairs to first floor. Loft access.

EXTERIOR - PLOT MEASURING APPROX 170' X 30'

Rear Garden - Approx 100'

A well maintained secluded rear garden commencing with a large private paved patio area with raised sleeper boarders. Step up to lawned

garden with fencing to boundaries. Shed to remain. Oil tank. Outside lighting and power points.

Front Garden

The property is set well back from the road with beautifully maintained lawned gardens with various flowers and shrubs. Hedging to front boundary. Gate to side giving access to rear garden.

Services

Oil fired central heating, mains water and mains drainage.

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.



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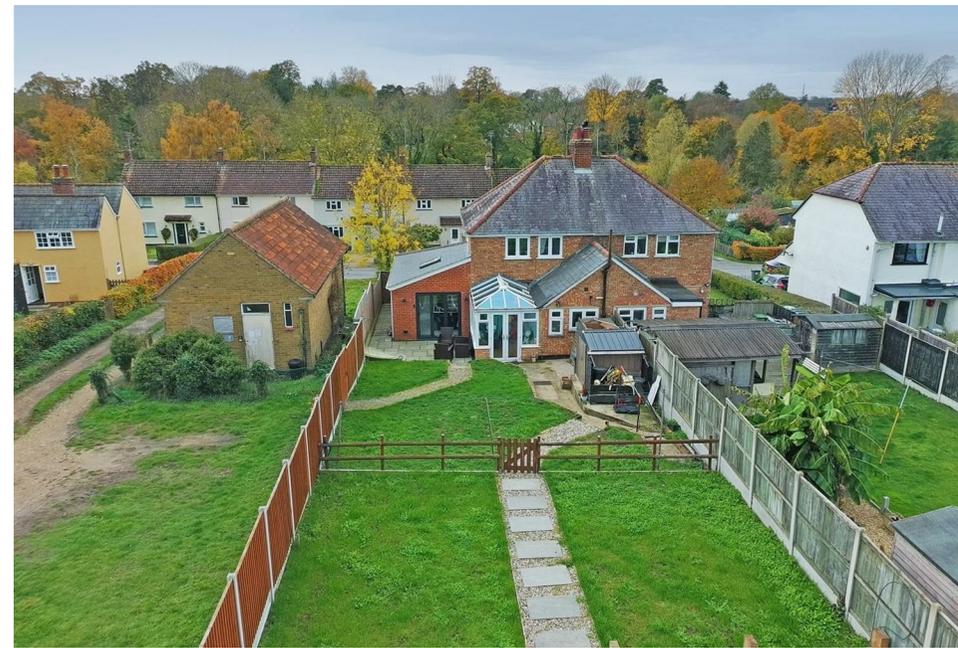
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