



Paul Mason Associates

Viner Cottages, Terling, Essex, CM3 2PU  
Guide Price £500,000 - £525,000



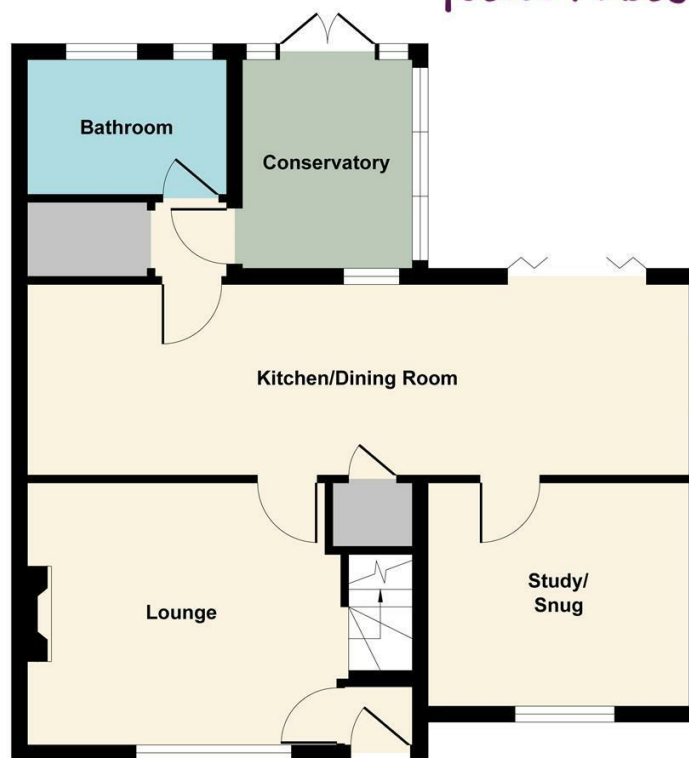
- Highly sought after village location
- Extended and much improved by the present seller
- Beautifully maintained plot measuring approx 170' x 30'
- Three bedrooms
- Ensuite to master bedroom plus ground floor family bathroom
- 25'1" x 9'0" re-fitted modern kitchen/dining room
- Sitting room with fitted wood burner
- Separate snug/study plus conservatory
- Short walk to highly regarded Primary School, tea room, Rayleigh Arms Gastro Pub and much more...
- EPC - TBC

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

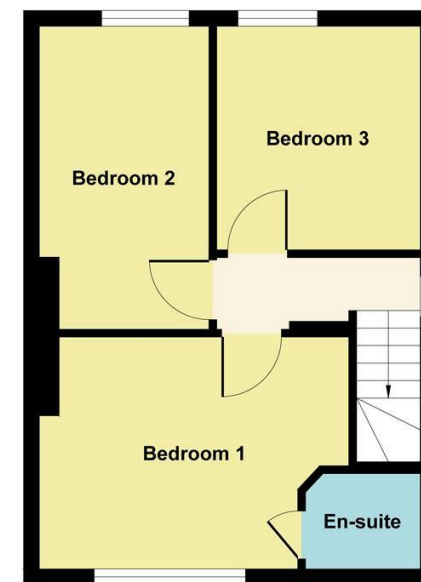
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO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

\*\*\*GUIDE PRICE £500,000 - £525,000\*\*\* .....Situating in a highly desirable and rarely available non estate location, backing directly onto local farmland, is this splendid semi detached property which is set well back from the road boasting a beautifully maintained plot of approx 170' x 30'. The property has been extended and much improved to a high standard throughout by the present sellers, with the opportunity to extend further, subject to any required planning consent. To the ground floor the accommodation includes a spacious sitting room with fitted wood burner, 25'1 x 9' re-fitted kitchen/dining room with a range of integrated appliances, useful snug/study, conservatory overlooking the garden and family bathroom. To the first floor there are three good size bedrooms with a modern ensuite shower room to the master bedroom. 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.

*Paul Mason* Associates



Ground Floor



First Floor

## 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 borders. Step up to lawned garden with fencing to boundaries. Shed to remain. Oil tank. Outside lighting and power points. Side access via secure gate.

#### 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.

#### Further Information

The seller has advised that they currently pay £12 per month to Lord Rayleigh Farms LTD for

additional parking located to the rear of the property. This should be available for the next owners of the property however buyers are advised to speak to Lord Rayleigh Farms LTD themselves for confirmation.

#### 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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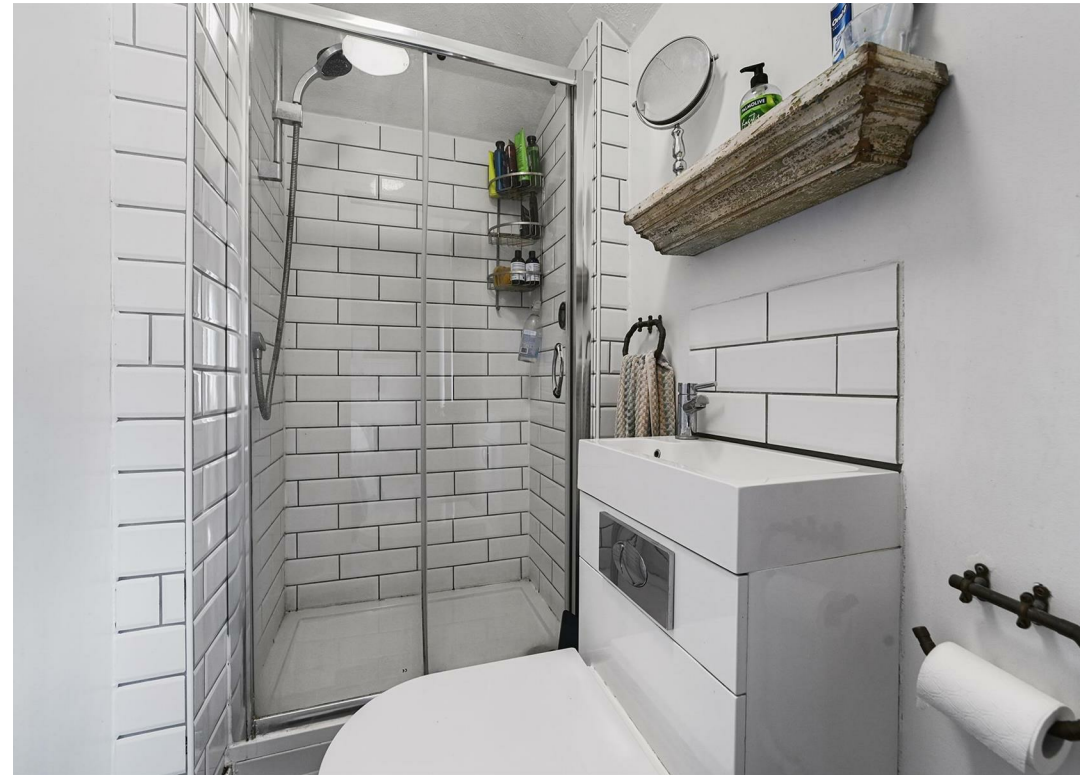
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