Paul Mason Associates



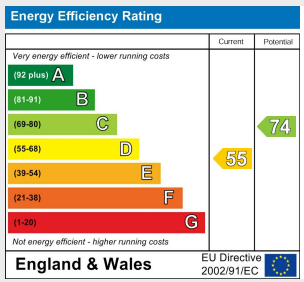
Maldon Road, Hatfield Peverel, Essex, CM3 2JP

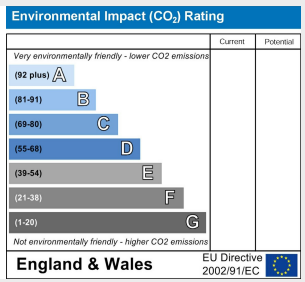
Guide Price £750,000 - £800,000

- Four/five bedrooms
- Dressing room and ensuite to the principal bedroom
- Ensuite to bedroom two
- Family bathroom
- Study/bedroom five
- Lounge, dining room and play room/snug
- Conservatory overlooking the gardens
- Kitchen/breakfast room with separate utility room and cloakroom
- In-out driveway to the front and garage
- EPC - D

*** Guide Price £750,000 - £800,000 ***.....A spacious detached family home situated in a non estate location on the outskirts of Hatfield Peverel with countryside views to the rear and farmland to the front. The accommodation is approached via an entrance lobby which opens into a large entrance hall which gives access to the main living rooms. The living accommodation comprises a dual aspect lounge, separate dining room, study/bedroom five and snug/play room plus a conservatory which overlooks the rear garden. There is a good sized kitchen/breakfast room with separate utility room and a ground floor cloakroom. The first floor accommodation commences with a spacious landing which has potential for a study or seating area. The spacious principal bedroom benefits from a separate dressing room and ensuite shower room. There is an additional ensuite shower room to the second bedroom plus a further two double bedrooms and a family bathroom. Externally the property is approached via an in-out driveway with access to the entrance door and garage. The secluded garden to the rear commence with a paved patio area which overlooks the lawns with flower and shrub borders.







Produced by PTEPC Limited. Disclaimer All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.

Distances

Hatfield Peverel School - 1.2 miles
Hatfield Peverel Train Station with regular trains into London Liverpool Street - 2.0 miles
A12 - 2.4 miles
Maldon - 4 miles
London Stansted Airport: 30.3 miles

(All mileages are approximate)

Location

The property is located in the delightful village of Hatfield Peverel, steeped in history and surrounded by natural beauty, offering a tranquil retreat from the hustle and bustle of modern life.

Hatfield Peverel railway station is within easy access, offering regular services on the Greater Anglia line, with direct links to London Liverpool Street, making the village a popular choice for commuters to the capital, along with trains to Chelmsford and Colchester. The village is also conveniently located near major road networks, including the A12, a primary route connecting London and East Anglia.

There is a variety of dining and shopping options to satisfy every palate and preference. The village is home to a selection of charming pubs, cafes, and restaurants, including the highly regarded Blue Strawberry Bistro.

St. Andrew's Junior School is centrally positioned within the village. Secondary schooling can be found nearby in the Towns of Witham and Maldon. There is also further secondary and grammar schooling in the cities of Chelmsford and Colchester. Whilst in the private sector there is New Hall and Felsted.

For nature lovers, there are an abundance of scenic walking trails and open spaces to explore. The village is historically significant due to the presence of the 11th century St. Andrew's Church, which stands on the site of a former Benedictine priory.

Whether you're drawn in by the sense of community, the stunning countryside, or the excellent schools, one thing's for sure, the village has got a whole lot to offer.

Accommodation

GROUND FLOOR

Entrance Lobby

Entrance Hall

Study/Bedroom Five
2.99m x 2.60m (9'9" x 8'6")

Kitchen/Breakfast Room
4.25m x 3.37m (13'11" x 11'0")

Utility Room

T.V Room/Snug
3.40m x 2.41m (11'1" x 7'10")

Lounge
8.25m x 3.93m (27'0" x 12'10")

Dining Room
3.37m x 3.37m (11'0" x 11'0")

Conservatory
4.57m x 4.06m (14'11" x 13'3")

Cloakroom

FIRST FLOOR

Large Landing/Study Area

Bedroom
4.08m x 3.93m (13'4" x 12'10")

Dressing Room
3.32m x 2.59m (10'10" x 8'5")

Ensuite

Bedroom
4.72m x 2.72m (15'5" x 8'11")

Ensuite

Bedroom
3.90m x 3.73m (12'9" x 12'2")

Bedroom
5.11m x 2.59m (16'9" x 8'5")

Family Bathroom

EXTERIOR
The secluded garden to the rear commence with a paved patio area which overlooks the lawned gardens with flower and shrub borders. There is access to the front via a side gate plus a door to the garage. The property is approached at the front via a gravel in-out driveway with access to the entrance door and garage.

Garage
6.62m x 4.57m (21'8" x 14'11")

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Property Services
Gas - n/a
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Oil

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.











Paul Mason Associates

Bruce House
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Hatfield Peverel
Chelmsford
CM3 2DP

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Sales | Lettings | Development | Investment

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

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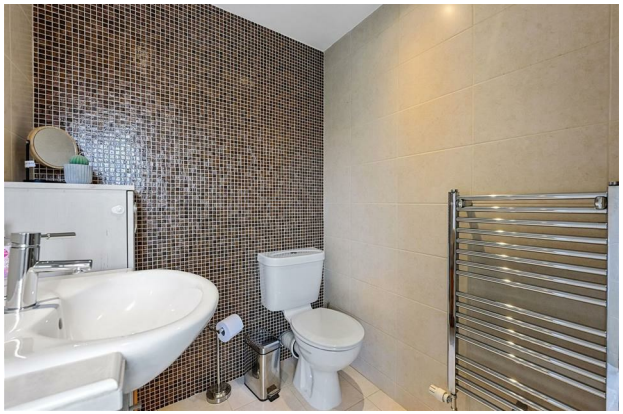
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