

Paul Mason Associates



The Green, Hatfield Peverel, Essex, CM3 2JQ  
Guide price £550,000

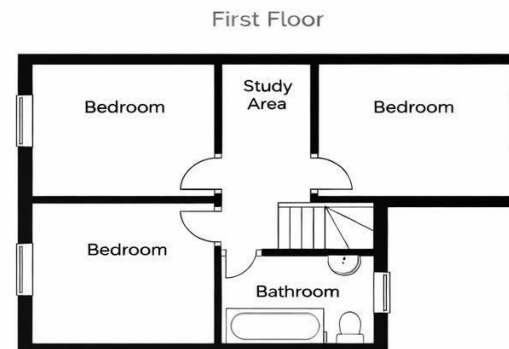
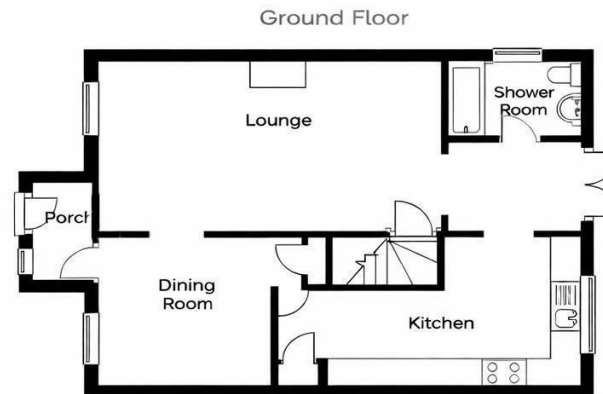
- Sought after non estate location
- Detached cottage with charm and character
- Three good size bedrooms
- First floor bathroom & ground floor shower room
- Lounge and dining room
- L shaped Fitted kitchen
- Garage and driveway providing off street parking
- Views over farmland to the rear
- Approx 75' west facing rear garden
- EPC - D

Situated in a highly sought after non estate location, backing directly onto open farmland, is this splendid detached cottage offering a wealth of charm and character throughout. The property is ideally positioned just over a mile from the train station, offering direct links to London Liverpool Street, and also with easy access to the A12, Maldon & Witham and Chelmsford City Centre.

The accommodation includes three good size bedrooms, first floor family bathroom plus ground floor shower room, 19'3 x 10'4 lounge, separate dining room and L shaped fitted kitchen. The property features exposed beams and studwork throughout, sash windows along with a splendid feature brick fireplace with fitted multi fuel burner.

Externally the property offers a secluded approx 75' rear garden, detached garage and driveway providing off street parking.

An internal viewing is highly recommended to fully appreciate this charming cottage in this wonderful non estate location.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (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 energy efficient - higher running costs		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	
	<b>86</b>		
	<b>61</b>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

## 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.

## Distances

Infant and Junior School - 0.2 miles  
Hatfield Peverel Train Station - 1.1 miles  
Chelmsford City Centre - 8 miles  
A12 Northbound - 0.8 miles  
A12 Southbound - 1.4 miles  
London Stansted Airport - 20 miles

(All mileages are approximate)

## Accommodation

### GROUND FLOOR

#### Canopy Entrance Porch

Entrance door leading to:-

#### Dining Room

3.00m x 3.00m (9'10" x 9'10" )

Replaced window to front. Wood flooring. Exposed brick fireplace. Exposed beams and studwork. Under stairs storage cupboard. Wall light points. Radiator.

#### Lounge

5.89m x 3.17m (19'3" x 10'4" )

Replaced sash window to front. Exposed brick fireplace with wood burning stove. Exposed beams and studwork. Door and stairs to first floor. Wall light points. Radiator. Open plan through to rear lobby.

#### Kitchen

5.11m x 2.76m (16'9" x 9'0" )

Sash windows to rear with farmland views. A range of fitted units fitted to eye and base level finished with granite work surfaces and tiled surround. Butler style sink with mixer taps and drainer. Space for range style cooker, washing machine, dishwasher and fridge. Tiled floor.

Part vaulted ceilings with inset lighting. Built in larder storage cupboard. Underfloor heating.

### Rear Lobby Area

Tiled floor and inset lighting. Glazed French doors to rear.

### Shower Room

Window to side. Suite comprising shower cubicle with tiled walls, pedestal wash hand basin and tiled splash back and low level WC. Tiled flooring and inset lighting.

## FIRST FLOOR

### Bedroom One

3.66m x 3.21m (12'0" x 10'6" )

Sash window to rear with farmland views. Wood flooring and exposed beams. Built in cupboard. Radiator.

### Bedroom Two

3.07m x 3.05m (10'0" x 10'0" )

Replaced sash window to front. Wood flooring. Radiator.

### Bedroom Three

3.07m x 2.95m (10'0" x 9'8" )

Replaced sash window to front. Cast iron fireplace with exposed brickwork. Wood flooring. Radiator.

### Bathroom

Sash window to rear. White suite

compromising roll top bath and clawed feet, pedestal wash hand basin and low level WC. Half tiled walls. Wood flooring and inset lighting. Radiator.

### Landing/Study Area

Stairs to ground floor. Large Study area which could be converted into a room subject to planning and building regulations. Wood flooring. Cupboard housing gas fired combination boiler.

## EXTERIOR

### Rear Garden - 75'

A secluded West facing rear garden commencing with a block paved patio area with footpath and gate leading to the driveway. Outside lighting. The remainder of the gardens are mainly laid to lawn with a variety of flowers and shrubs. Further patio area to the rear with views over adjoining farmland.

### Single Garage

Side opening wooden doors with storage above. Light and power.

### Front Garden

Driveway to side providing off street parking for 3 cars and access to the garage. Footpath to the canopy

entrance porch and the remainder is laid to lawn.

### Services

Gas central heating with boiler replaced in 2019. Mains water and 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.



Paul Mason Associates

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