

Paul Mason ^{Associates}

The Street, Latchingdon, Essex, CM3 6JP
Offers in excess of £620,000

- Four Bedroom Detached House
- Four Reception Rooms
- Large Kitchen/Breakfast Room
- Newly Fitted Utility Room
- Ground Floor Cloakroom
- Family Bathroom & Separate Shower Room
- Period Property
- Secluded Rear Garden
- Garage/Workshop and Large Driveway
- EPC - F

This beautifully presented four bedroom detached cottage boasts a perfect balance between characterful charm and modern living. Recently extended by the current owners, the accommodation commences an entrance porch, four ground floor reception rooms including a snug, lounge/diner and study with exposed beams and the new addition of a garden room with two sets of bi-fold doors to the rear and side with a feature sky lantern, a kitchen/breakfast room, Inner hallway leading to the cloakroom and a newly fitted utility room which is part of the new extension with modern sage green units and wooden work surfaces, an inset sink and drainer as well as a convenient dog shower. To the first floor there are four double bedrooms, one benefitting from an en-suite, a three piece bathroom suite and a separate shower room.

Externally the property sits back from the road and benefits from a large driveway providing off road parking for numerous vehicles and a detached garage. To the rear there is a generous 'L' shape rear garden with a newly laid paved patio seating area with the remainder laid to lawn with a variety of mature flowers, trees and shrubs to borders with access to the shed, workshop and garage.

The property is located in the village of Latchingdon which is located in the Dengie Peninsular with the closest towns, Maldon, Burnham-On-Crouch and South Woodham Ferrers all being within 7 miles and Chelmsford approximately 14 miles. The village itself homes less than 1200 residents according to the 2021 census and benefits from a number of amenities including a 24 hour petrol garage, shops, post office, public house, primary school, diner and motel, bowls club, playing field and a village hall and church which both hold events. There are plenty of countryside footpaths providing scenic walks around the village too. Viewing comes highly recommended to appreciate the property on offer.

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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			67
EU Directive 2002/91/EC			38

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

Distances:

Latchingdon Church of England
Primary School (0.4 miles)
North Farnbridge Train Station (2.9
miles)
Althorne Train station (3.1 miles)
Maldon Town Centre (5 miles)
Burnham-On-Crouch (6.5 miles)

(All mileages are approximate)

ACCOMMODATION

Entrance Hall

Timber entrance door with obscure
glazed panel. Doors to:

Dining Room

6.24m x 4.07m (20'5" x 13'4")
Two double glazed windows to front.
Two sets of stairs to first floor.
Storage cupboard. TV point. Two
radiators. Exposed beams. Open
fireplace. Door to sitting room,
kitchen and door to Study/Snug.

Study/Snug

3.11m x 3.68m (10'2" x 12'0")
Double glazed dual aspect windows
to front and side. Storage cupboard.
Radiator. Wood flooring.

Sitting Room

4.07m x 4.01m (13'4" x 13'1")
Dual aspect double glazed window to
front and bay to side. TV point.
Feature multi fuel log burner.
Radiator. Exposed beams. Door
through to lounge/dining Room and
Kitchen.

Kitchen

11.30m x 2.73m (37'0" x 8'11")
Two double glazed windows to rear.
Fitted with cream and sage wood
shaker style units with wood effect
work surfaces. Inset sink and drainer
with mixer taps. Electric range cooker

with 5 ring hob and extractor over.
Integrated dishwasher and fridge.
Space for fridge/freezer. Breakfast
Bar. Tiled splash-backs. Radiator.
Inset spotlights. Wood effect flooring.
Doors to Lounge, Sitting Room,
Conservatory and Utility Room.

Inner Hall

Doors to utility room and cloakroom.

Utility/Boot Room

Newly fitted kitchen Inset spotlights.
Double glazed window to rear. Part
glazed door to side. Wood effect
flooring.

Cloakroom

Two piece white suite. Floating wash
hand basin. Low level WC. Extractor
fan. Electric heater. Wood effect
flooring.

Garden Room

Roof lantern. Inset spotlights. Two
sets of bi-fold doors to rear and side.
Wood effect flooring.

FIRST FLOOR

First Landing

Stairs to lounge. Access to loft and
doors to:

Bedroom One

3.45m x 3.63m (11'3" x 11'10")
Double glazed window to front. Built-
in cupboard. Radiator.

Bedroom Three

3.41m x 3.3m (11'2" x 10'9")
Double glazed window to front.
Radiator.

Bedroom Four

3.63m x 2.82m (includes wardrobe
space) (11'10" x 9'3" (includes wardrobe
space))
Double glazed window to rear. Built in
wardrobes to one wall. Radiator.

Family Bathroom

Obscure double glazed window to
rear. Three piece white suite
comprising panelled bath with mixer
tap and shower attachments.
Pedestal wash hand basin. Low level
WC. Radiator. Part tiled walls. Wood
effect flooring.

Shower Room

Obscure double glazed window to
rear. Shower cubicle with electric
shower and attachments. Extractor
fan. Radiator & Electric fan heater.

Second Landing

Stairs to lounge. Access to loft area.

Bedroom Two

4.38m x 3.22m (14'4" x 10'6")
Double glazed window to front.
Radiator. Access to loft. Doors to:

En-Suite Bathroom

Obscure double glazed window to
front. Suite comprising panelled bath
with mixer tap and attachments over.
Pedestal wash hand basin. Low level
wc. Radiator. Part tiled walls and
wood effect flooring. Loft Hatch.

EXTERIOR

Rear Garden

Commencing paved patio seating
area with the remainder laid to lawn
with various trees and a range of
flowers and shrubs. Outside lighting.
Outside tap. Fencing to boundaries.
Access to shed, workshop and
garage.

Garage/Workshop

Electric roller door to front. Power &
light connected. Pedestrian door to
side.

Shed

Timber shed.

To the Side & Front of the Property

The property benefits from newly
fitted black composite cladding. The
remaining area to the side of the
property has a frontage for ample off-
road parking, with the gardens to the
front and side of the cottage having
flower and shrub borders. Entrance
door and gated access to the rear
garden.

Services

Gas- Mains
Electric- Mains
Water- Mains
Drainage- Mains
Heating- Gas Central Heating
Local Authority - Maldon District
Council - Tax Band - F

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

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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