



PRESTIGE HOMES

BY HAMILTON PIERS



Peartree Hall Spring Lane, Hatfield Peverel, Chelmsford, Essex, CM3 2JW

Prestige Homes by Hamilton Piers are delighted to offer for sale with no onward chain this extensive previously extended property, positioned on a private and generous plot of over 1 acre (STLS) and benefiting from two electric gated entry points, a double garage, triple garage and various outbuildings with the potential to create annex accommodation*. Boasting versatile living accommodation inc. I-shaped kitchen and utility room, sitting room, dining room with exposed beams and two conservatories with views onto the rear grounds. Ideally set in a quiet, rural location on the periphery of Hatfield Peverel with surrounding countryside views and with easy access to Maldon, A12/Chelmsford and Witham.





The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

RECEPTION HALL:

Stairs to first floor, under stairs storage cupboard, radiator, carpeted flooring and smooth coved ceiling. Double doors to inner hall.

INNER HALL:

18'2 x 5'11 (5.54m x 1.80m)
Radiator, carpeted flooring and smooth ceiling with exposed beams.

SITTING ROOM:

18'9 x 12'7 (5.72m x 3.84m)
Two double glazed windows to rear aspect, wood burning stove with brick hearth and surround, radiator, carpeted flooring and smooth ceiling. Double doors onto garden room/conservatory.

DINING ROOM:

14'10 x 11'6 (4.52m x 3.51m)
Double glazed windows to front and side aspects, wood burning stove with brick hearth and surround, radiator, carpeted flooring and smooth ceiling with exposed beams.

CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, vanity wash hand basin, radiator, wooden flooring and smooth coved ceiling.

KITCHEN / BREAKFAST ROOM:

19'1 x 10'11 (5.82m x 3.33m)
Double glazed window to side aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating large ceramic sink with central mixer tap and drainer, Rangemaster double oven with five ring gas hob and extractor over, space for low level fridge and dishwasher, breakfast bar, radiator, solid wood flooring and smooth coved ceiling. Archway opening to utility room. Door into conservatory.

UTILITY ROOM:

10'00 x 6'7 (3.05m x 2.01m)
Double glazed window to side aspect, space for fridge/freezer, washing machine and tumble dryer, radiator, solid wood flooring and smooth coved ceiling.

CONSERVATORY:

16'6 x 14'6 (5.03m x 4.42m)
Timber construction with vaulted glass roof, solid wood flooring. Double doors onto gardens and further double doors adjoining garden room/conservatory.

GARDEN ROOM / CONSERVATORY:

16'5 x 10'4 (5.00m x 3.15m)
Timber construction with vaulted glass roof, solid wood flooring. Double doors onto rear gardens.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:

14'10 x 8'9 (4.52m x 2.67m)
Double glazed window to front aspect, built-in wardrobes and storage cupboards, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:

Double glazed window to side aspect, enclosed and fully tiled single shower unit, panelled bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin with tiled splash backs, radiator, smooth ceiling.

BEDROOM TWO:

13'00 x 11'5 (3.96m x 3.48m)
Double glazed window to side aspect, built-in wardrobes and airing cupboard, radiator, carpeted flooring and smooth ceiling.



BEDROOM THREE:

Double glazed window to rear aspect, built-in cupboard, radiator, carpeted flooring and smooth ceiling.

BEDROOM FOUR:

10'4 x 9'1 (3.15m x 2.77m)

Double glazed window to side aspect, radiator, carpeted flooring and smooth ceiling.

SHOWER ROOM:

Double glazed window to side aspect, enclosed and fully tiled double shower, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, radiator, vinyl flooring and smooth ceiling.

EXTERIOR:**GARDENS:**

Extensive rear gardens comprising patio area surrounding the property, with remainder mainly laid to lawn with mature trees and shrubs giving complete privacy to the whole plot and a natural wildlife pond. Access to triple garage and gated access as well as double garage with further gated access and outbuildings.

OUTBUILDINGS:

STORE ROOM (10'9 x 9'4)

CLOAKROOM

OFFICE (17'1 x 10'9)

STORE ROOM (11'9 x 10'9)

LOG STORE

SHED (14'00 x 6'6)

DOUBLE GARAGE & GATED ENTRY:

19'4 x 17'9 (5.89m x 5.41m)

Remote electric double gated entry to shingle parking area with access to large double garage, fitted with loft/eaves storage, power and lighting.

TRIPLE GARAGE & GATED ENTRY:

17'10 x 9'10 per garage (5.44m x 3.00m per garage)

Remote electric double gated entry with shingle drive leading to detached triple garage fitted with up and over doors to each.

AGENTS NOTES:

Council Tax Band: G

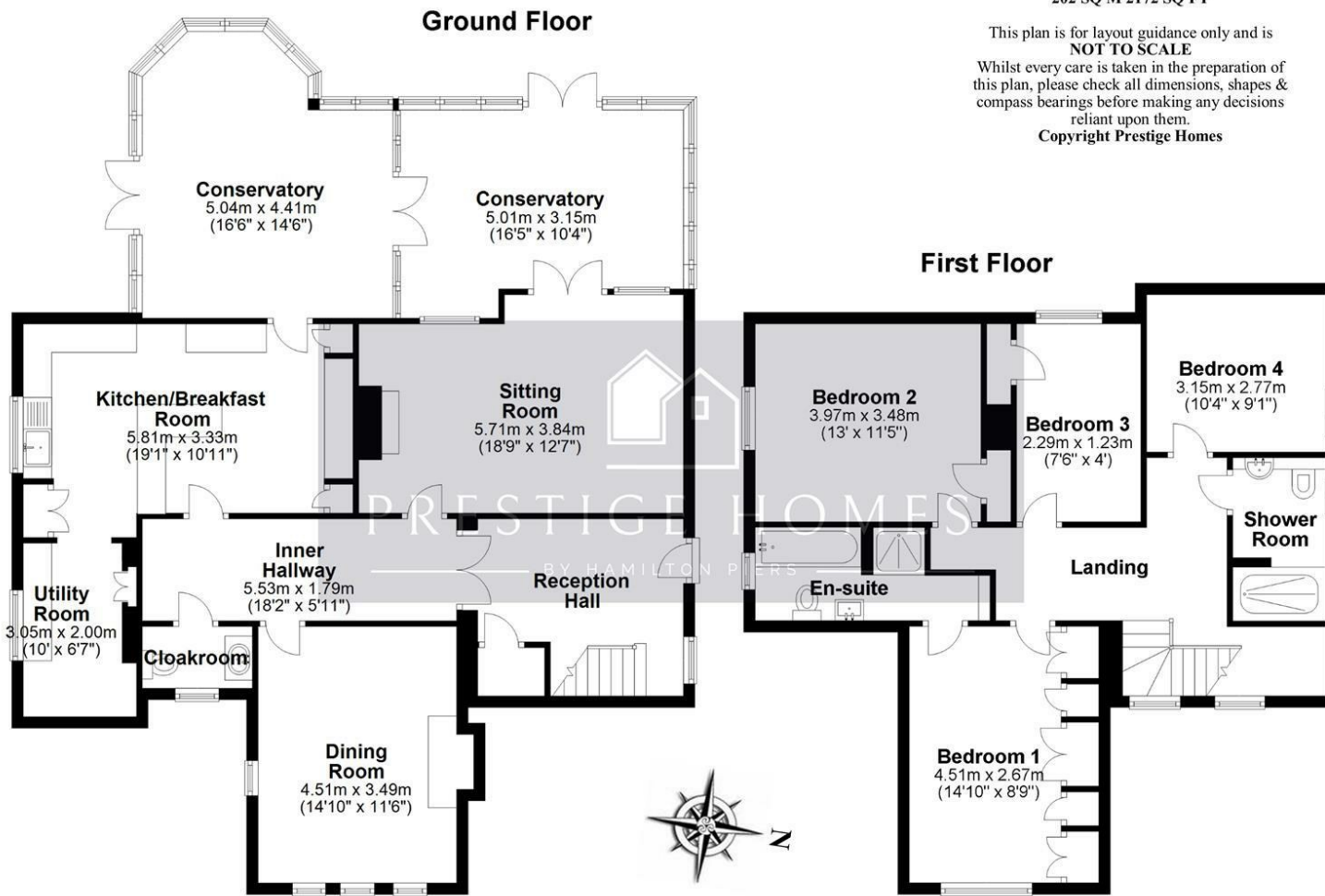
For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



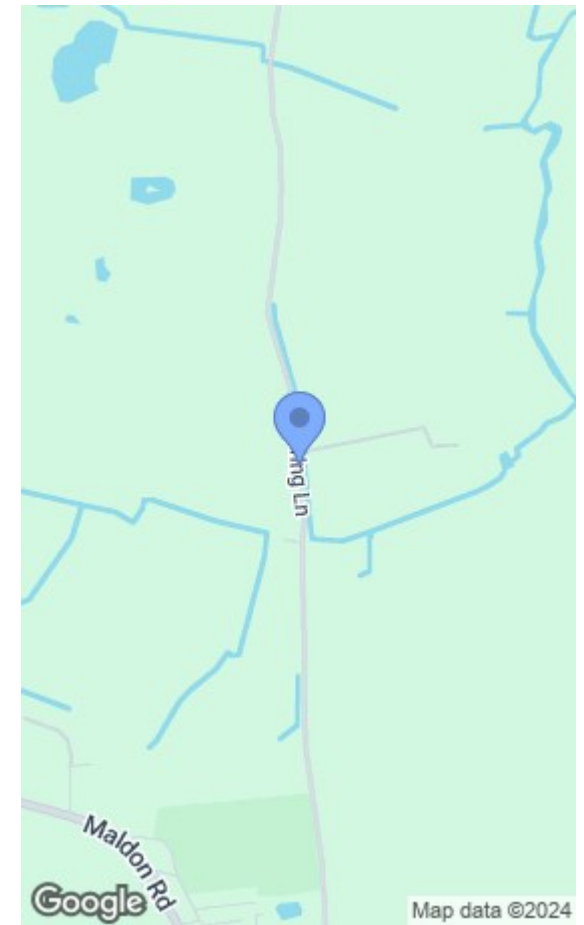






APPROX INTERNAL FLOOR AREA
202 SQ M 2172 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Copyright Prestige Homes



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	61	34

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 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		

This prestige home is Freehold.

01245 956622 | prestigehomes@hamiltonpiers.co.uk | www.prestigehomesinessex.co.uk