

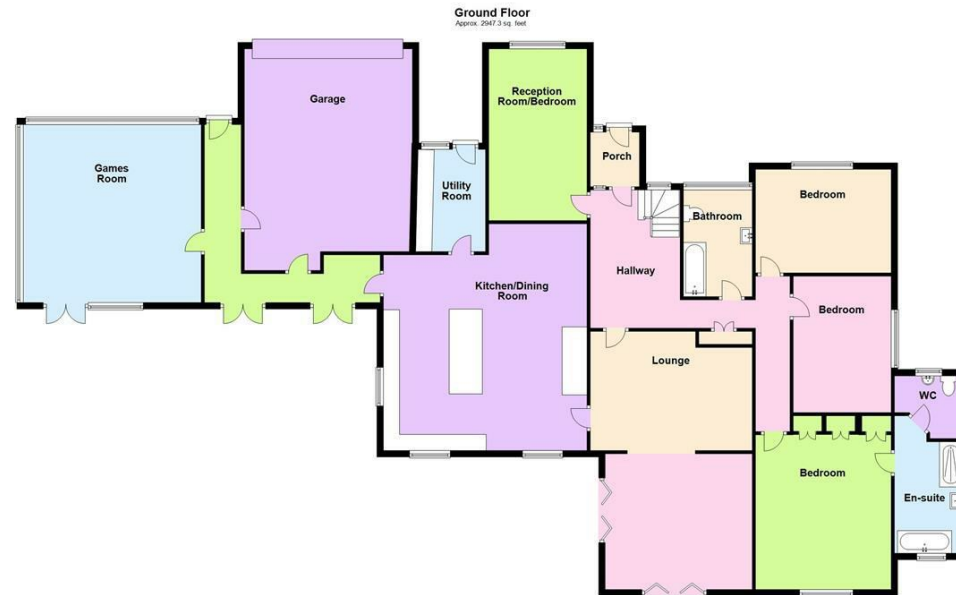
Paul Mason Associates

Blunts Hall Drive, Witham, Essex, CM8 1LZ
Guide price £950,000

- Versatile and unique detached residence
- Five/six bedrooms - three with en-suites
- Family bathroom
- Lounge with dining room and separate sitting room/bedroom six
- Spacious kitchen/breakfast room and separate utility room
- 18'5" x 18'4" Music Room/Games Room
- Double garage with electric roller doors
- Half an acre plot on a private road
- Witham Train Station approx. 1.2 miles
- EPC - C

A spacious five/six bedroom detached family residence with versatile accommodation, situated on a plot of approx. half an acre on a private road, backing onto open farmland. The property has been extended by the current owners to include a spacious 21'5" x 20'8" kitchen/breakfast room with beautiful roof lantern and 26'10" x 16'5" lounge/dining room also with a feature roof lantern, plus two sets of the bifold doors that lead on to the rear garden. To one side of the property there is a useful 18'5" x 18'4" with windows to all four aspects, currently being used as a music/games room that could become a home office. The versatile accommodation to the ground floor continues with an additional sitting room, three bedrooms - one with an en-suite, family bathroom and utility room. A fourth and fifth bedroom can be found to the first floor leading off a galleried landing, both benefitting from en-suites.

The property is located in one of the most sought private roads close to open farmland. The residence is approached via a large driveway providing ample parking and access to a double garage via electric roller doors. The secluded rear garden offers an extensive lawn area with various established trees and backs directly onto open farmland. There have been many improvements to the property in recent years by the sellers which include re-wiring, new boiler, hot water cylinder, as well as a re-fitted kitchen, utility room and bathrooms. This unique and individual property needs to be viewed to appreciate the property, gardens and location.



Total area: approx. 3690.4 sq. feet

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

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Distances

Witham Train Station - 1.2 miles
Witham High Street - 0.8 miles
A12 South bound - 1.5 miles
Chelmsford City Centre - 9 miles

All distances are approximate.

Accommodation

GROUND FLOOR

Entrance Porch

Glazed entrance door and side screen. Window to side. Glazed door and side screen to:

Entrance Hall

Window to front. Vaulted ceilings and stairs to first floor. Coved ceiling with inset lighting.

Lounge and Dining Room

8.19m x 5.01m (26'10" x 16'5")
Feature roof lantern and two sets of bi-fold doors leading to the rear garden. Coved ceiling and wall light points. Open fireplace.

Music Room/Games Room

5.63m x 5.61m (18'5" x 18'4")
Windows to three sides. Glazed french doors to the rear garden.

Sitting Room/Bedroom Six

5.43m x 3.13m (17'9" x 10'3")
Window to front. Inset ceiling lighting.

Kitchen/Breakfast Room

6.54m x 6.31m (21'5" x 20'8")
Feature roof lantern. Two windows to rear and window to side. Re-fitted units to eye and base level finished with Quartz work surfaces and upstands. Matching island unit with breakfast bar. Full height storage cupboard to one wall. Sink unit with drainer and mixer taps. Space for range style cooker, dishwasher, American style fridge freezer. Integrated wine cooler. Coved ceiling with inset lighting. Wall mounted gas boiler.

Utility Room

Door and window to front. Re-fitted units to eye and base level finished with Quartz work surfaces. Stainless steel sink unit with drainer and mixer taps. Space and plumbing for washing machine and dryer. Inset ceiling lights.

Side lobby

Two sets of glazed french doors to

the rear garden. Inset ceiling lights. Storage area. Door to garage.

Bedroom

4.83m + wardrobes x 4.27m (15'10" + wardrobes x 14'0")
Window to rear. Coved ceiling with inset lighting. Door to:

En-Suite

White suite comprising double width shower cubicle, Jacuzzi bath and pedestal wash hand basin. Tiled walls and floor. Heated towel rail. Coved ceiling with inset lighting. Door to separate W.C comprising pedestal wash hand basin and low level W.C.. Tiled walls and floor. Coved ceiling with inset lighting. Obscure window to front.

Bedroom

4.26m x 3.31m (13'11" x 10'10")
Window to side and coved ceiling.

Bedroom

4.26m x 3.18m (13'11" x 10'5")
Window to front. Coved ceiling with inset lighting.

Family Bathroom

White suite comprising bath with mixer taps and shower attachments,

low level W.C. and inset wash hand basin with vanity storage unit below. Tiled floor and coved ceiling with inset lighting. Obscure window to front.

FIRST FLOOR

Galleried Landing

Skylight to front and stairs to ground floor.

Bedroom

6.53m x 5.85m (21'5" x 19'2")

Window to front and two skylights to rear. Built-in storage cupboard. Door to:

En-suite

White suite comprising double width shower cubicle, wall mounted wash hand basin with splash back and low level W.C. Obscure window to rear and inset ceiling lighting.

Bedroom

5.53m x 3.52m (18'1" x 11'6")

Window to rear and skylight to front. Storage cupboard housing hot water cylinder. Inset ceiling lights. Door to:

En-suite

White suite comprising double width shower cubicle, wall mounted wash

hand basin with splash back and low level W.C. Inset ceiling lighting and obscure window to rear.

EXTERIOR - APPROX. HALF AN ACRE

Front Garden

Large driveway providing parking for ample vehicles, access to the double garage and entrance door via a covered walkway. Lawn area. Outside lighting. Gate leading to the rear garden. Door to utility room and store room.

Double Garage

6.91m x 5.31m (22'8" x 17'5")

Electric roller door to front. Power and light connected. Sink unit with hot and cold water.

Secluded Rear Garden

Commencing with a large paved patio area with views over the extensive lawns area. Various flowers, shrubs and mature trees. Outside tap and concealed lighting. Storage area to one side. Timber storage shed and access to the front via a side gate.

Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Braintree

Police-monitored house alarm system.

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 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

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





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