

Paul Mason Associates

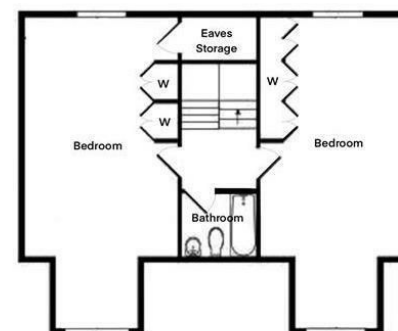
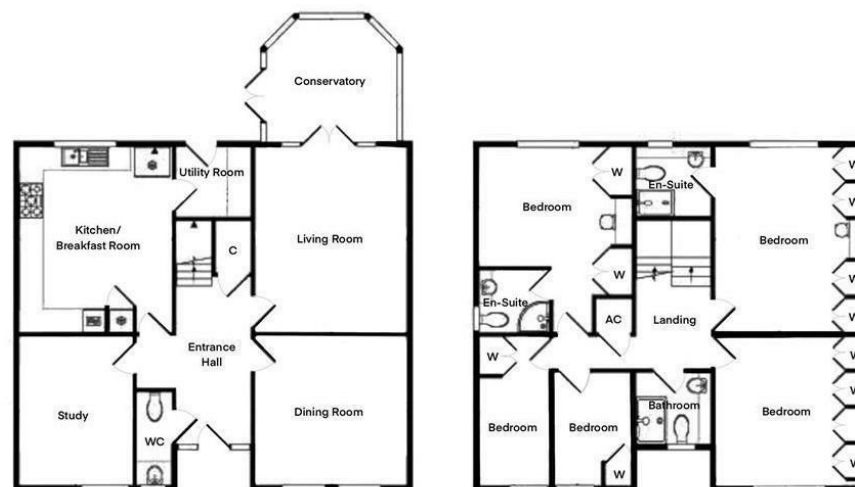


Maltings Lane, Witham, CM8 1JN  
Offers in excess of £750,000



- Five bedrooms
- Two en-suites
- Two family bathrooms
- Five reception rooms
- Conservatory
- Kitchen/breakfast room
- Utility room and ground floor cloakroom
- Summerhouse/outbuilding
- Double garage
- EPC - C

A stunning executive family home situated within this sought after position, secluded in a private road, yet close to all the local amenities and the station with trains into London Liverpool Street. The residence offers a spacious entrance hall which opens up to the ground floor accommodation, the feature staircase with unique lighting provides access to the first and second floor. In total there are five bedrooms with the two principal bedrooms benefiting from en-suites. There two family bathrooms one on each of the first and second floor. The ground floor comprises three large reception rooms and a conservatory overlooking the rear garden. There are two additional two reception rooms which could be further bedrooms. The kitchen/breakfast room is finished to a high standard complimented with granite work surfaces plus a separate utility room and cloakroom. The total plot is one of the largest on the development and includes sufficient parking for several cars and the addition of a detached double garage. The gardens to the rear are landscaped and includes an abundance of flowers, shrubs and young trees. There is also a useful summerhouse in the garden ideal for entertaining or a home office. We would highly recommend an internal viewing to fully appreciate this wonderful property.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	84		
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

## Distances

A12 - 0.9 miles

Howbridge Infant and Junior school - 0.1 miles

Witham High Street - 0.7 miles

Witham Train Station - 1.2 miles

London Stansted Airport - 23.1 miles

All mileages are approx.

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Composite entrance door with side screens. Stairs to the first floor and understairs storage cupboard. Doors leading to the ground floor accommodation.

#### Cloakroom

Suite comprising low level W.C, and wash hand basin with mixer taps. Obscure window to front and tiled flooring.

#### Living Room

4.93m x 3.96m (16'2" x 12'11")

French doors leading to conservatory, coved ceiling with inset speakers.

#### Conservatory

3.69m x 3.34m (12'1" x 10'11")

Windows and glazed doors to the rear garden with tinted glass roof.

#### Dining Room

3.96m x 3.84m (12'11" x 12'7")

Double glazed window to front. Coved ceiling with inset speakers.

#### Study

3.91m x 3m (12'9" x 9'10")

Double glazed window to front. Inset ceiling speakers.

#### Kitchen/Breakfast Room

4.85m x 4.04m (15'10" x 13'3")

Units fitted to eye and base level finished with Granite work surfaces. Inset sink unit with mixer taps and water filter. Integrated dishwasher, double oven and microwave oven, Built-in five ring Smeg gas hob with extractor above. Space for American style fridge/freezer. Built-in wine rack and pull out larder cupboard. Inset ceiling speakers. Double glazed window to the rear garden and door to:

#### Utility Room

2.06m x 1.87m (6'9" x 6'1")

Units fitted to eye and base level,

space for washing machine and dishwasher. Double glazed window and door to the rear garden. Wall mounted gas boiler.

### FIRST FLOOR

#### Landing

Airing cupboard housing pressurised hot water cylinder. Stairs to ground and second floor. Doors to:

#### Bedroom One

4.93m x 3.96m (16'2" x 12'11")

Double glazed window to rear. Built-in wardrobes and dressing table. Inset ceiling speakers and air conditioning unit. Door to:

#### En-suite

Obscure window to rear. Suite comprising double shower cubicle, wash hand basin and low level W.C. Heated towel rail and tiled flooring.

#### Bedroom Two

4.85m x 4.04 (15'10" x 13'3")

Double glazed window to rear. Built-in wardrobes and dressing table, inset ceiling speakers, door to;

#### En-suite

Obscure window to side. Suite comprising double shower cubicle,

wash hand basin and low level W.C.  
Heated towel rail and tiled flooring.

### Shower Room

Suite comprising double shower cubicle, wash hand basin and low level W.C. Heated towel rail and tiled flooring. Obscure double glazed window to front. Inset ceiling speakers and air conditioning unit.

### Bedroom Three

3.96m x 3.84m (12'11" x 12'7")

Double glazed window to front. Built-in wardrobes and inset ceiling speakers.

### Bedroom Four

3.91m x 1.91m (12'9" x 6'3")

Double glazed window to front. Inset ceiling speakers and built-in wardrobe.

### Bedroom Five

2.92m x 2.08m (9'6" x 6'9")

Double glazed window to front. Inset ceiling speakers and built-in wardrobe.

## SECOND FLOOR

### Landing

Stairs to first floor. Doors to:

### Reception Room/Bedroom Six

8.15m x 3.96m (26'8" x 12'11")

Built-in wardrobes. Velux window to the rear aspect and double glazed window to front, inset ceiling speakers

### Reception Room/Bedroom Seven

8.15m x 4.09m (26'8" x 13'5")

Velux window to the rear aspect and double glazed window to front. Inset ceiling speakers and eave storage cupboard.

### Family Bathroom

Suite comprising panelled bath with shower over and glass screen, low level W.C and hand wash basin. Inset ceiling speakers.

## EXTERIOR

### Double Garage

5.99m x 5.64m (19'7" x 18'6")

Electric up and over doors to front, power and light connected.

### Gardens

Commencing with a large paved patio area with pathway leading to driveway with electric gates leading to the front, access to Garage. Further side storage area with shed. Remainder of the gardens are

mainly laid to lawn with a range of ornamental trees, shrubs and flowers. Summerhouse/home office with power and lighting connected, double doors leading to the gardens. Flowers and shrubs to the front, footpath to the entrance door.

### Services

Gas central heating, 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

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







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

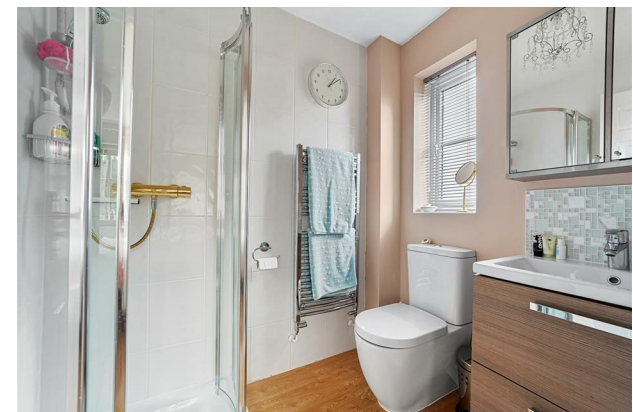
Sales | Lettings | Development | Investment

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







**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







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

