

Paul Mason Associates



Damases Lane, Boreham, CM3 3AL

Guide price £1,400,000

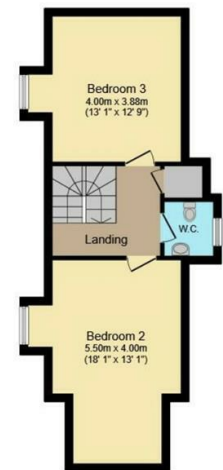
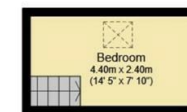
- Versatile accommodation
- Three/four bedrooms
- Ensuite and dressing room to main bedroom
- Large open plan lounge/kitchen/dining area
- Sitting room and separate study/bedroom four
- Utility room and family bathroom
- Five acres comprising formal gardens and paddocks
- Stable to remain
- Various outbuildings
- EPC - E

An individual detached residence situated in a semi-rural location on a large plot measuring approx. five acres which includes paddocks, stables, tack room and hay store. The property was extended and redeveloped in 2015, being finished to a high standard by the current sellers to provide spacious versatile accommodation. Currently there are four bedrooms with the main bedroom benefitting from a large dressing room with fitted furniture and en-suite. There is a spacious open plan kitchen with dining area and lounge overlooking the front and rear gardens, plus a further sitting room to the rear of the property. The remaining accommodation consists of a utility room, family bathroom and two cloakrooms. The property is approached to the front via electric gates to a long driveway providing ample parking and access to the paddocks and stables at the rear. The land consists of a number of post and rail paddocks with stable to remain. The formal gardens commence with a large paved patio area ideal for entertaining with a detached summerhouse and adjoining decking area. The remaining formal gardens are mainly laid to lawn with established borders plus a kitchen garden area to the side with greenhouse. The property is positioned within a country lane in a semi-rural position between Hatfield Peverel and Boreham with farmland views to the front. There a good road communications to both the M25 and East Anglia via the A12 which can be found approx. 1.6 miles away. Hatfield Peverel mainline train station is approx. 2.1 miles from the property and provides regular trains into London Liverpool Street.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	52	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor



First Floor

Distances

Hatfield Peverel Train Station - 2.1 miles

A12 - 1.6 miles

Boreham School - 1.4 miles

Hatfield Peverel School - 2.4 miles

New Hall Private School - 4.5 miles

Chelmsford Coty Centre - 5.1 miles

London Southend Airport - 19.5 miles

All mileages are approx.

Entrance Hall

Half glazed double entrance doors, tiled floor and coved ceilings with inset ceiling lighting. Two large double storage cupboards.

Cloakroom

Obscure window to front. White suite comprising bowl style wash hand basin and low level WC. Tiled floor and coved ceiling.

Bedroom One

4.50m x 4.00m into bay (14'9" x 13'1" into bay)

Walk-in bay window to front. Coved ceiling and opening to:

Dressing Room

Window to side. Fitted wardrobes to two walls. Coved ceiling and inset ceiling lighting, door to:

En-suite

Obscure window to side. White suite comprising walk-in shower cubicle, bath with wall mounted mixer taps, wash hand basin with tiled splash back and mixer taps, low level WC. Inset ceiling lighting and heated towel rail.

Inner Hallway

Glazed French doors to the rear garden. Coved ceiling and inset lighting. Tiled floor. Single and double width storage cupboards. Stairs to first floor and understairs storage cupboard,

Family Bathroom

Obscure window to side. White suite comprising freestanding roll top bath with clawed feet, mixer taps and shower attachment, wash hand basin with tiled splash back and mixer taps, low level WC, tiled shower cubicle. Tiled floor, inset ceiling lights and heated towel rail.

Sitting Room

5.50m x 4.80m (18'0" x 15'8")

Two full height windows to side and two full height windows to rear. Wood Flooring and coved ceiling.

Open Plan Lounge, Dining and Kitchen

10.11m x 6.41m > 4.68m (33'2" x 21'0" > 15'4")

Bay window to front and glazed bi-fold doors to the rear garden. Wood flooring and half tiled floor. Coved ceiling with inset ceiling lighting. Units fitted to the kitchen area with matching 'L' shaped island all finished with solid wood surfaces. Part tiled walls. Two single ovens, five ring gas hob with extractor over. Stainless steel sink unit with mixer taps. Integrated dishwasher and space for fridge/freezer. Tiled floor to kitchen area and wood flooring to the lounge/dining area.

Utility Room

4.36m x 2.34m (14'3" x 7'8")

Window and half glazed door to the rear garden. Units fitted to eye and base level finished with solid wood work surfaces. Space for washing machine and tumble dryer. Part tiled

walls and tiled floor. Inset ceiling lights. Sustainable pellet boiler and understairs storage cupboard.

Rear Lobby

Stairs to first floor office/bedroom, tiled floor.

First Floor Office/Bedroom

5.05m maximum x 3.49m maximum (16'6" maximum x 11'5" maximum)

Skylight window and inset ceiling lighting. Eave storage cupboard and access to large loft area which is part boarded with lighting.

FIRST FLOOR

Landing

Stairs to ground floor and skylight window. Built-in storage cupboard.

Bedroom Two

5.50m x 4.00m maximum (18'0" x 13'1" maximum)

Window to side and inset ceiling lighting.

Bedroom Three

4.00m x 3.88m maximum (13'1" x 12'8" maximum)

Window to side.

Cloakroom

Obscure window to side. White

suite comprising bowl style sink unit with vanity unit below and low level WC. Tiled floor.

EXTERIOR

Formal Gardens and Paddocks

Front gardens with cast iron railings to the front boundary with electric gates to the road providing access to a gravel driveway with ample parking and access to the side and rear yard consisting of numerous outbuildings. Vehicular gate leading to the formal gardens and stable with paddocks. Remainder of front is mainly laid to lawn with various flowers, shrubs and mature trees. Rear garden commencing with a paved patio area outside tap, power and lighting. Remainder laid to lawn, various flowers and shrubs outside tap and lighting. Summerhouse with adjoining timber decking area, ideal for entertaining. Three paddocks with post and rail fencing and adjoining stable to remain. Outside water tap. Kitchen garden area with greenhouse, timber shed and open sided storage barn. Side courtyard which is part covered with raised

timber decking area and storage shed.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

Services

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Sustainable Pellet Boiler

Local Authority - Chelmsford

Majority low energy LED lighting

Underfloor heating throughout ground floor

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.



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