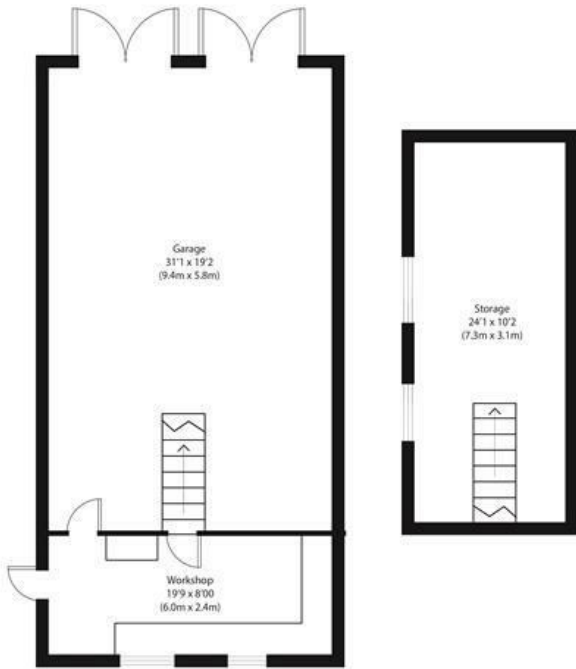


Paul Mason Associates



Owls Hill, Terling, Essex, CM3 2PW

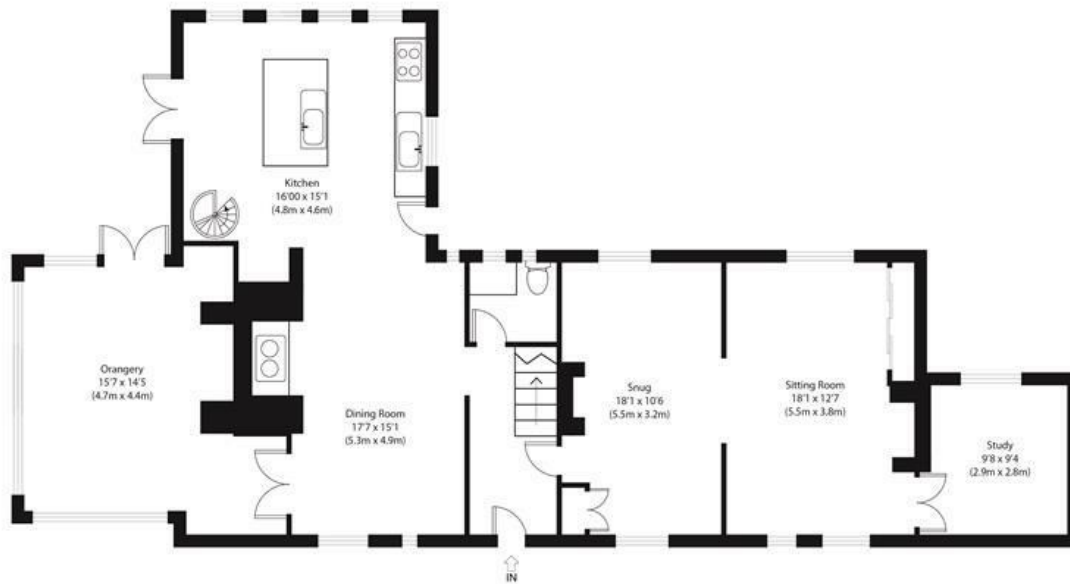
Guide price £1,250,000



Approximate Gross Internal Area
Main House 2605 sq ft (242 sq m)
Outbuilding 1000 sq ft (93 sq m)
Total 3605 sq ft (335 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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Ground Floor



First Floor

Distances

Terling COE Primary School - 0.1 mile
Hatfield Peverel Railway Station - 2.6 miles
A12 Southbound 2.2 miles
A12 Northbound 3 miles
Witham Station and Shops - 4.4 miles
Chelmsford City Centre - 9.9 miles
Stansted Airport - 19.3 miles

(All Distances are approximate)

Accommodation

GROUND FLOOR

Entrance Hall

Part glazed entrance door leading to the entrance hall with exposed beams and staircase to the first floor.

Sitting room

5.52m x 3.20m (18'1" x 10'5")
Dual aspect room with windows to the front and rear. Exposed brick fireplace incorporating a log burner. Exposed beams and fitted dresser unit to one wall.

Lounge

5.58m x 3.80m (18'3" x 12'5")
Dual aspect room with windows to front and rear. Exposed brick fireplace incorporating a log burner. Exposed

beams.

Study

2.99m x 2.82m (9'9" x 9'3")
Window to rear.

Dining Room

5.34m x 3.45m (17'6" x 11'3")
Window to front. Feature exposed brick wall with AGA and exposed beams, opening to:

Kitchen/Breakfast Room

4.84m x 4.60m (15'10" x 15'1")
Part glazed door leading to the rear garden and glazed french doors opening to the patio area. Wonderful full height picture window to one wall overlooking the gardens. Units fitted to base level complimented with solid wood work surfaces and a matching large island unit. Double sink unit with mixer taps and a further sink set within the island unit with water filter tap. Two single built-in ovens, two built-in combination microwaves and five ring hob with extractor over. Integrated dishwasher. Exposed beams, recess incorporating log burner and inset ceiling lights. Feature cast iron spiral staircase to the bedroom.

Conservatory

5.48m > 3.55m x 4.75m (17'11" > 11'7" x 15'7")
Windows to three sides overlooking the gardens, glazed french doors to the patio and glazed roof. Feature brick inglenook fireplace incorporating multi-fuel burner. The room is finished in a natural stone floor.

Utility Room/Cloakroom

Two obscure windows to rear. Suite comprising wall mounted wash hand basin and low level WC. Space for washing machine and fitted storage unit.

FIRST FLOOR

Bedroom

4.98m x 4.53m (16'4" x 14'10")
Full height picture window overlooking the rear gardens and window to side. Exposed beams. Raised wood flooring with freestanding roll top bath and clawed feet, pedestal wash hand basin. Inset lighting and wall light points. Cast iron staircase to the kitchen/breakfast room.

Landing

Window to front and stairs to ground floor.

Bedroom

5.53m maximum by 4.12m (18'1" maximum by 13'6")

Window to front and skylight window to garden. Exposed brickwork and beams. Inset lighting and wall light points. Walk-in tiled shower cubicle.

Bedroom

4.61m x 3.47m (15'1" x 11'4")

Window to front and side. Walk-in shower cubicle with tiled walls and stainless steel bowl style sink unit. Door to walk-in wardrobe.

Bedroom

3.37m x 3.35m (11'0" x 10'11")

Window to rear. Exposed beams and inset ceiling lighting.

Family Bathroom

Window to rear. Suite comprising bath with mixer taps and independent shower over with tiled surround, low level WC and wash hand basin. Inset ceiling lighting and exposed beams. Access to the loft space.

EXTERIOR - Approx. 0.35 acres

Picket fence to the front boundary with gate and footpath leading to the entrance door and side. The gardens are mainly lawned sweeping from the

front, side and rear. There are various mature trees, flowers and shrubs. A large garden pond with waterfall adjoins the paved patio area. A footpath leads to the home office and garage. Exposed brick wall to the rear boundary. Further pedestrian gate to side and gate to the rear parking. Five bar gate to the side providing vehicular access into the rear garden. Timber storage shed.

Large Double Garage

9.43m x 5.96m (30'11" x 19'6")

Two sets of double hinged doors to front and lighting and power connected.

Workshop

5.87 m x 2.42 m. (19'3" m x 7'11" m.)

Two windows to rear and door to side, access to loft space.

Home Office/Games Room

7.37m x 3.09m (24'2" x 10'1")

Two skylight windows, lighting and power connected.

Viewings.

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

Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil

Local Authority - Braintree

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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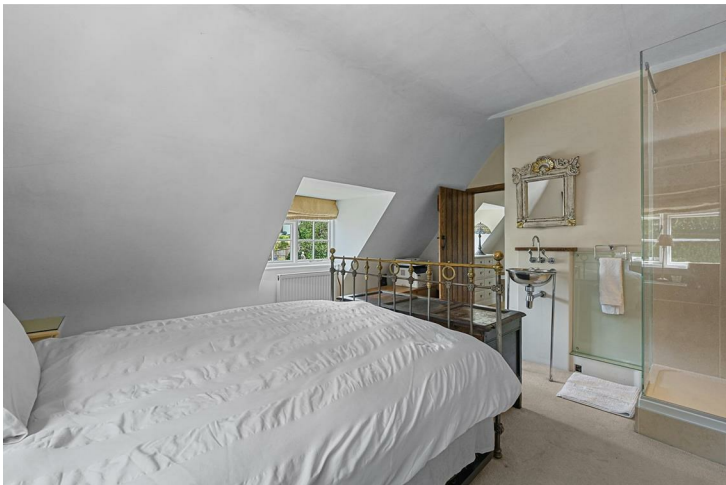
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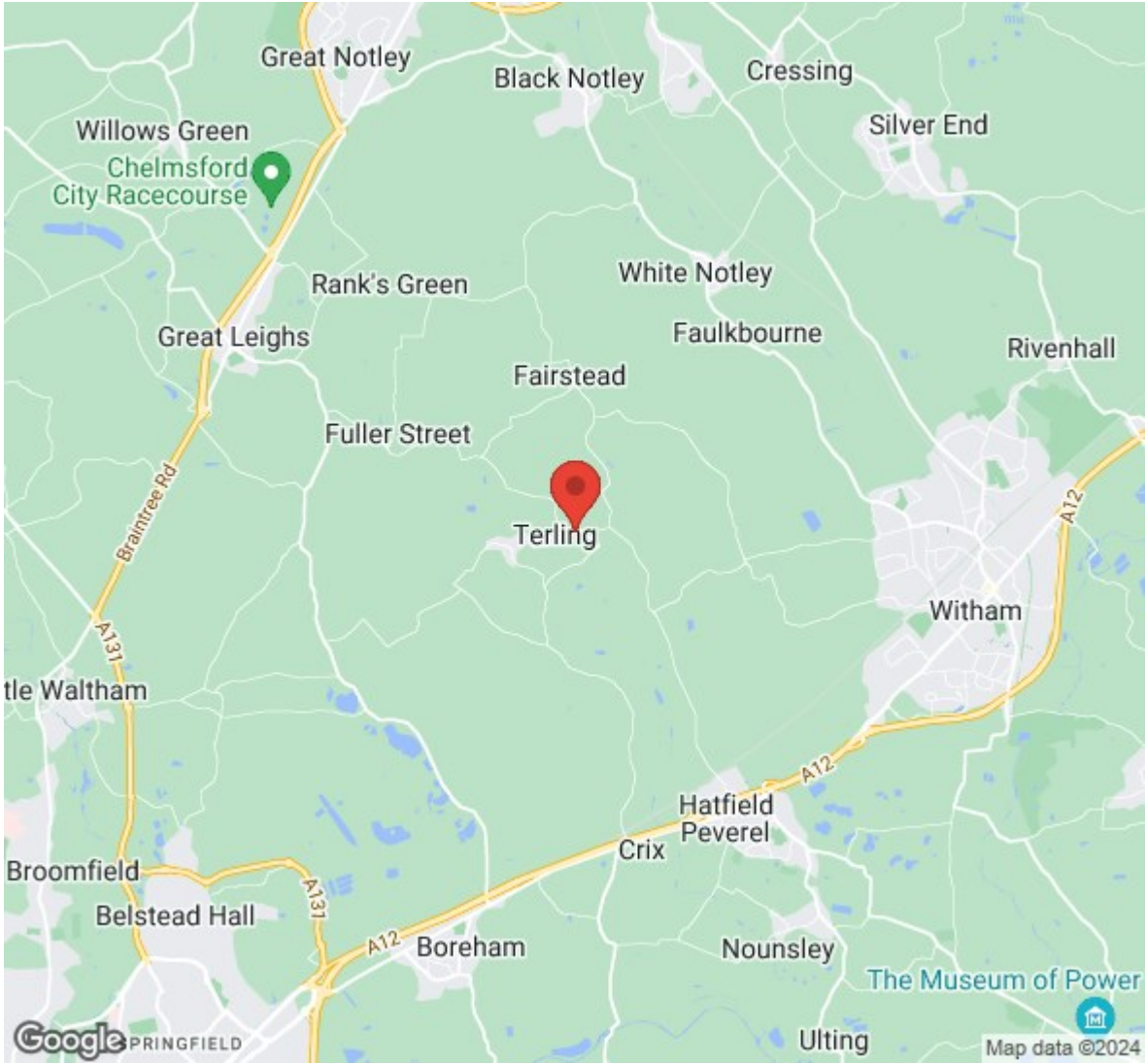
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