

Paul Mason Associates



Mill Lane, Terling, Essex, CM3 2QG
Offers in excess of £500,000

- Detached chocolate box cottage
- Semi rural location
- Open aspect to rear with wonderful countryside views
- Two double bedrooms
- Four piece family bathroom
- Sitting room with feature fireplace
- Spacious bespoke kitchen / dining room
- Off street parking
- Good size secluded front garden and private rear courtyard garden
- EPC - F

DETACHED CHOCOLATE BOX COTTAGE.....A splendid detached cottage, situated in one of the top places to live in Essex, as previously voted by The Sunday Times 'Best Places To Live In Britain'. 'Terling is that rare thing, a beautiful, unspoilt village within easy striking distance of the capital. Surrounded by undulating fields and hedgerows to the east of the River Ter' as mentioned in the same article.....A rare opportunity has arisen to purchase this fantastic detached cottage situated in a semi rural location, offering an open aspect to the rear with splendid far reaching views. The cottage dates back approximately 400 years and has been sympathetically extended and improved in more recent times. The property boasts exposed beams throughout and attractive feature fireplaces with the accommodation consisting of two double bedrooms, spacious four piece family bathroom, sitting room and bespoke kitchen/dining room. Externally there is a private, attractive garden to the front with off street parking and a pleasant courtyard garden to the rear with a splendid outlook. Internal viewing highly recommended.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ emissions (92 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	
	70		
	37		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Distances

Terling Village Shop & Post Office (1 mile)

Hatfield Peverel Railway Station feeding London

Liverpool Street (3.4 miles)

London Stansted Airport (23.9 miles)

A12 Northbound (4.2 miles)

(All mileages are approximate)

Accommodation

Sitting Room

3.78m x 3.18m (12'4" x 10'5")

Double glazed window to front overlooking the front garden. Feature Inglenook fireplace with brick surround and fitted wood burner. Radiator.

Exposed beams to walls and ceiling. Hardwood flooring. Telephone point.

Inner Hallway

Doors to bedrooms one and two, bathroom and kitchen. Exposed beams to walls and ceiling. Hardwood flooring.

Bedroom One

3.66m x 2.77m (12'0" x 9'1")

Double glazed window to front

overlooking the front garden. Radiator. Exposed beams to walls and ceiling. Telephone point.

Bedroom Two

3.38m x 2.47m (11'1" x 8'1")

Window to side. Radiator.

Bathroom

Window to rear. White suite comprising roll top bath with claw feet, low level WC and pedestal wash hand basin.

Separate walk in shower with tiled surround. Radiator.

Exposed beams to walls and ceiling. Tiled flooring. Airing cupboard.

Kitchen/Dining Room

5.54m x 3.30m (18'2" x 10'9")

Double glazed window and French doors to rear leading to the courtyard garden. The kitchen boasts a range of bespoke units to base and eye level. Roll top work surfaces incorporating one and a half bowl sink unit with mixer taps. Integrated appliances to remain including eye wall double oven/combo microwave,

ceramic halogen hob with extractor hood over, full height fridge/freezer and washing machine and dishwasher. Tiled walls. Concealed lighting. Exposed beams to walls and ceiling. Hardwood flooring. Feature fireplace with full height brick surround and fitted multi fuel burner.

Exterior

Front Garden

The property is approached via a quiet, no through road with a five bar gate leading to shingle driveway providing off street parking. Lawned gardens with various flowers, trees and shrubs. Hedging to front boundary providing privacy from the road. Paved path leading to entrance door.

Rear Courtyard Garden

A secluded courtyard garden with wonderful views to the rear. Fencing to boundaries. Access to side. Various flowers and shrubs. Three useful timber framed outbuildings ideal for storage

and garden equipment. Cupboard housing boiler.

Services

Oil central heating, mains water and mains drainage.

Viewing

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

Important Notice

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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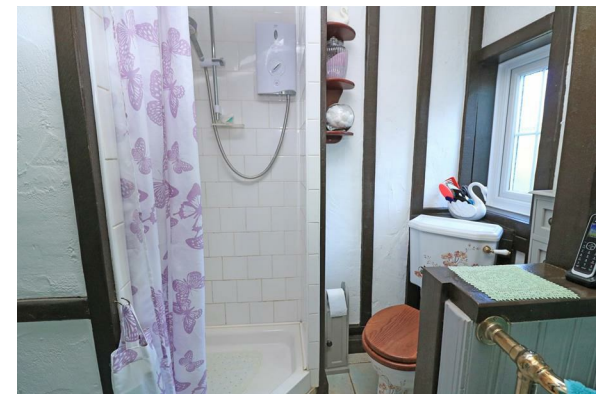
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