

Paul Mason Associates



Owls Hill, Terling, Essex, CM3 2PS
Offers in excess of £575,000

- Highly sought after village location
- Short walk to highly regarded Primary School, tea room, Rayleigh Arms Gastro Pub and much more...
- Versatile and spacious accommodation
- Three bedrooms
- Sitting room, dining room and study area
- Fitted kitchen, plus separate laundry/utility room
- A wealth of charm and character, with exposed beams, feature fireplaces and exposed brickwork
- Private location with good size gardens
- EPC - TBC

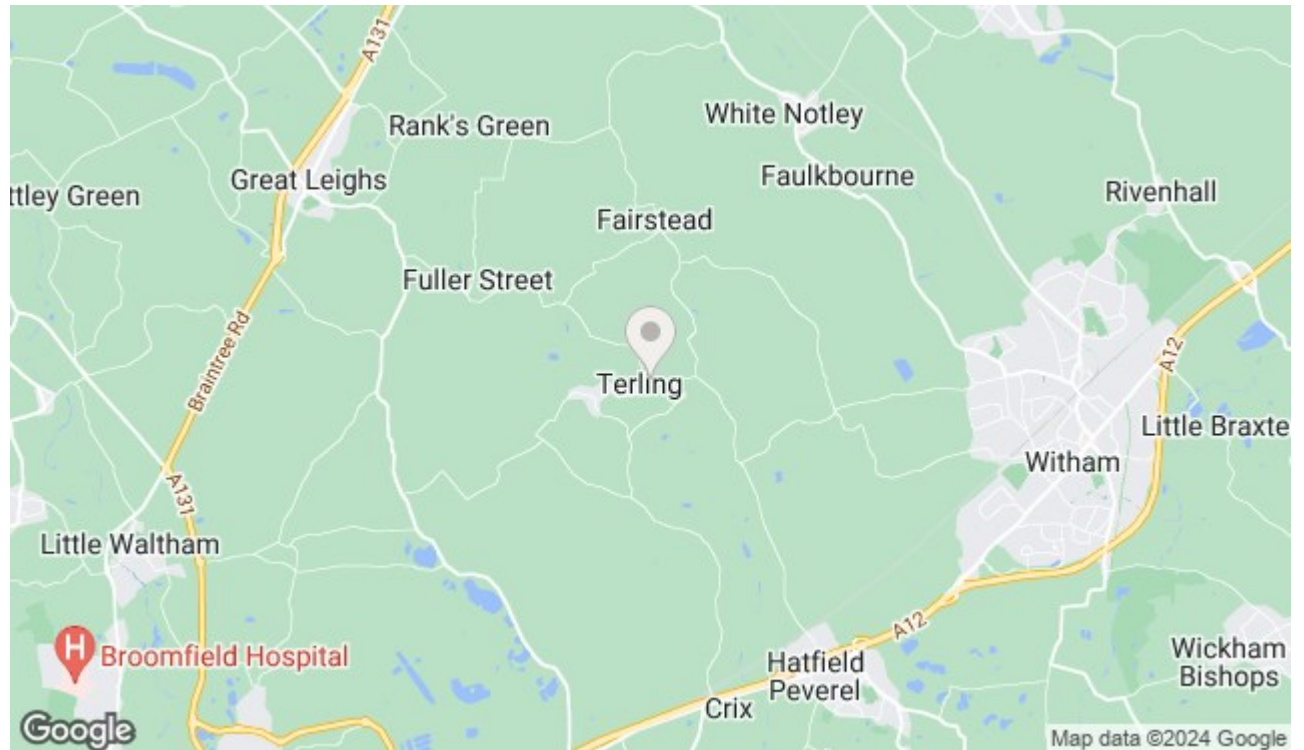
Paul Mason Associates are delighted to offer for sale this splendid character home, ideally situated in a desirable and rarely available non estate location, within walking distance of the Rayleigh Arms gastro pub restaurant, Tea Room, village Shop with Post Office, members only outdoor heated swimming pool, cricket and Tennis Clubs and also the highly regarded COE Primary School. The property offers deceptively spacious accommodation set over numerous floors and boasts a wealth of charm and character, including feature fireplaces and exposed beams and brickwork. The accommodation comprises three bedrooms, sitting room, dining room and study area, fitted kitchen plus lower ground laundry room (which could be used as further living space if required), family bathroom and additional cloakroom/WC.

Terling, voted Essex village of the year in 2017 by The Sunday Times 'Best Places To Live In Britain', 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.

The property is also ideally positioned approx 2.6 miles from Hatfield Peverel Train Station, along with easy access to the A12 and Chelmsford City Centre.

An internal viewing is strongly advised to appreciate the wonderful family home.

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	59	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F	23	(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Distances

Terling COE Primary School -
0.1 mile
Hatfield Peveler 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

LOWER GROUND FLOOR

Laundry Room/Utility Room

1.22m.9.14m x 0.91m.1.52m +
recess (4.30 x 3.05 + recess)
Two windows to front and door
to front. Fitted units to base and
eye level. Laminate roll top work
surface incorporating stainless
steel sink unit. Space and
plumbing for washing machine.
Space for further appliances. Oil
fired boiler. Exposed beams.
Tiled flooring. Radiator. Under
stairs storage area. Inset spot
lighting. Two built in storage
cupboards.

GROUND FLOOR

Entrance Hall

Hardwood entrance door. Solid
wood flooring. Exposed
brickwork.

Kitchen

3.56m x 3.50m (11'8" x 11'5")
Window to front. Fitted units to
base and eye level. Solid wood
work surface incorporating
Butler sink unit with mixer taps.
Space for two base level
appliances. Fitted cooker to
remain. Tiled flooring. Inset spot
lighting. Radiator.

Family Bathroom

Obscure window to rear. White
suite comprising panelled bath
with mixer tap and shower over.
Vanity wash hand basin with
mixer taps and storage below.
Low level WC. Two heated
towel rails. Tiled walls. Built in
cupboard.

Dining Room

4.91m x 2.88m (16'1" x 9'5")
Windows to front and rear. Solid
wood flooring. Radiator. Fitted
multi fuel burner. Stairs to lower
Utility/Laundry Room and Sitting
Room.

Sitting Room

5.01m 36.9m (16'5" 121'0")
Window to front and two
windows to side. Radiator. Multi
Fuel Burner. Exposed Beams.
Stairs to first floor Study :-

FIRST FLOOR

Study

3.69m x 3.11m (12'1" x 10'2")
Windows to front and rear.
External beams. Radiator.

Cloakroom

Window to rear. Low level WC.
Pedestal wash hand basin. Part
tiled walls. Inset spot lighting.

Bedroom Three

4.10m x 2.65m (13'5" x 8'8")
Window to front. Feature cast
iron fireplace. Radiator.
Exposed beams. Built in double
wardrobe with overhead
storage.

SECOND FLOOR

Bedroom One

3.98m x 3.61m (13'0" x 11'10")
Window to front and two
windows to side. Exposed
beams and brickwork. Radiator.

Bedroom Two

3.96m x 2.45m (12'11" x 8'0")
Window to front. Two wall light
points. Radiator. Large built in
wardrobe.

EXTERIOR

Gardens

A large lawned garden with
various flowers and shrubs and
pleasant views over
neighbouring green land.
Timber framed shed to remain.
Gate opening to path leading to
entrance door.

Services

Oil central heating. Mains water
supply 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

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