

Paul Mason Associates



Cock Lane, Highwood, Chelmsford, CM1 3RB

Guide price £950,000

- Modern Detached Bungalow In Approx. 0.8 Acres
- Delightful Semi-Rural Location
- Three / Four Bedrooms
- Dual Aspect Lounge
- Open Plan Kitchen / Dining / Family Room
- Detached Studio / Annexe
- In & Out Driveway With Extensive Parking
- Further Outbuildings
- Flexible Living Accommodation
- Eco-friendly Build With Solar Panels & Air Source Heat Pump

A detached, modern built bungalow with eco credentials nestled down a quiet lane on a plot just shy of an acre. Sympathetically styled with weathered timber, this characterful home offers flexible living accommodation plus the bonus of further outbuildings, one of which is used as a Studio/Annexe. The property also benefits from three sets of French doors that directly access the rear courtyard, which opens to the rear garden enjoying rural views.

The property is situated down a quiet lane with access to wonderful walks and rides through the Highwood countryside. Highwood itself is positioned in between Chelmsford, Blackmore and Ingatestone. Chelmsford city centre is approximately 6 miles away and has an array of shopping and leisure facilities, plus mainline railway station linking London's Liverpool Street station. The village of Ingatestone has a selection of independent High Street shops and also has a mainline railway station and is approximately 3.2 miles away. Writtle with its village duck pond, local parade of shops and amenities is approximately 4 miles away.

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Ground Floor

Annexe

Produced by Elements Property

Energy Efficiency Rating		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			
EU Directive 2002/91/EC		80	84
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

## **DISTANCES:**

Ingatstone Station: 3.4 miles

Chelmsford Station: 6.8 miles

M25 (J28): 10 miles

Fryerning: 2 miles

Writtle: 4.5 miles

## **ACCOMMODATION:**

### **GROUND FLOOR:**

#### **Entrance Hall**

Accessed via a large open porch area, this welcomes you to the property and provides access to the various rooms and also provides access to the very useful pantry. There is wooden effect flooring and smooth coved ceiling.

#### **Kitchen / Dining / Family Room**

5.64m x 5.33m (18'6" x 17'5")

This is the heart of the home. A wonderful, sociable space with triple aspect and a special feature is the delightful inglenook fireplace, something that you would wish for in such a rural location. The framed, hand built kitchen has been thoughtfully laid out to provide all low level storage, a ceramic sink unit, built in oven plus space for a fridge freezer and dishwasher. There is plenty of space for the kitchen table plus ample seating, all of which have direct access to the rear courtyard area through a set of French doors. The wooden flooring has under floor heating and there is a smooth coved ceiling.

#### **Utility**

3.66m x 1.63m (12'0" x 5'4")

There is a wooden work surface with useful double drainer sink unit, an array of storage cupboard (one of which houses the under floor heating controls), tiles flooring and smooth

coved ceiling. Door access to the rear courtyard and garden.

#### **Lounge**

5.84m x 5.28m (19'1" x 17'3")

The dual aspect lounge is a light and airy room with great flexibility of use with views over the garden and neighbouring countryside. The current owners have a large formal dining table, a range of seating plus a large writing desk looking onto the courtyard via a set of French doors. There is wooden flooring with under floor heating and a smooth coved ceiling. (There is also plumbing available should it be required, providing further flexibility).

#### **Bedroom One**

4.35m x 3.25m (14'3" x 10'7")

Window to the front aspect overlooking neighbouring countryside, wooden flooring with under floor heating and a smooth coved ceiling. Door to en-suite bathroom.

#### **En-Suite**

A spacious room with opaque glazed window to side, with part tongue and groove panelling to the walls, P shaped bath with shower attachment over, a vanity wash hand basin with storage, LLWC, tiled flooring with under floor heating and a smooth coved ceiling.

#### **Inner Hall**

This houses the second heating system and provides access to two further bedrooms and a shower room.

#### **Bedroom Two**

5.35m x 3.40m (17'6" x 11'1")

The largest of the bedrooms, this benefits from having a set of French

doors opening to the courtyard, and also leads to the additional Dressing / Hobby room. There is wooden flooring with under floor heating and a smooth coved ceiling.

#### **Dressing / Hobby Room**

5.35m x 3.40m (17'6" x 11'1")

This bonus area benefits from open views across the rear garden and beyond, and is a flexible space with could has an array of uses. Additional sockets have been placed should it be used as a home office.

#### **Bedroom Three**

4.47m x 3.17m (14'7" x 10'4")

Window to front overlooking open countryside, wooden flooring with under floor heating and a smooth coved ceiling.

#### **Shower Room**

Servicing bedrooms one and two, this benefits from a double width shower, wash hand basin, LLWC and has an opaque window side. There is tiled flooring with under floor heating and a smooth coved ceiling.

## **EXTERIOR:**

### **STUDIO:**

The detached Studio could offer a range of uses with its current layout having a kitchen / reception room, two bedrooms and a shower room. The current owners have mainly used it for hobbies and crafts, whereas with the correct amendments it could easily be used as a home office, teenager den or annexe.

#### **Front Garden & Driveway**

The property is approached off a quiet lane with an in and out gravel driveway offering extensive parking for multiple vehicles and also

provides access to the Studio and rear garden via a gated entrance. There is also a lawn area and a variety of trees and shrubs.

#### **Rear Garden**

The rear garden commences with a private courtyard which can be accessed via three sets of French doors and has views across the level lawns to the tree lined perimeter. Walking up the lawn you will pass various flower beds and bushes plus a variety of fruit trees. Once at the rear of the 0.8 acre plot (approx), there is an additional wooden outbuilding, previously used as a chicken coup.

#### **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.

#### **Viewings**

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

#### **Additional Information**

The property also benefits from Solar Panels, an Air Source Heat Pump and Underfloor Heating. The property may be further extended to the rear and potentially into the loft space (STPC).



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