

Paul Mason Associates



Church Road, Boreham, Essex, CM3 3EJ  
Offers in excess of £800,000

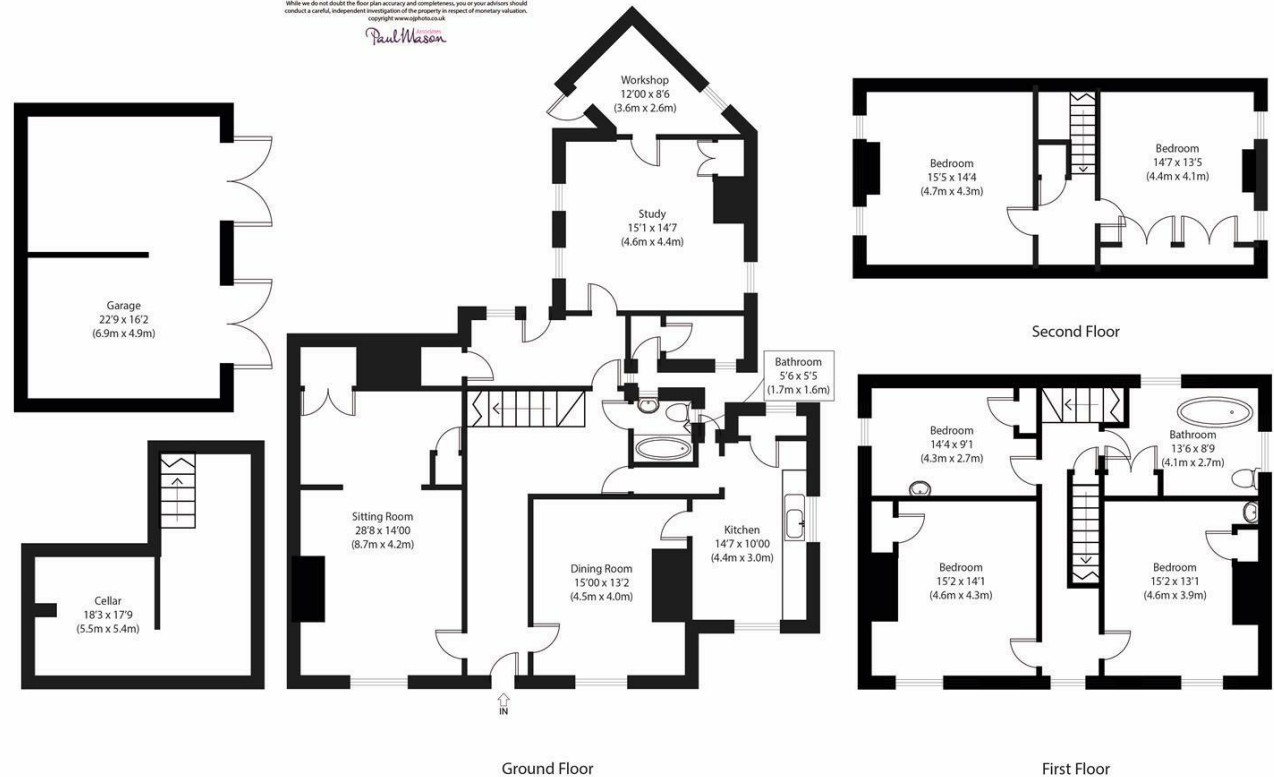
- Grade II Listed late Georgian residence
- Versatile accommodation including four/five bedrooms
- Two bathrooms
- Sitting room and dining room
- Study/hobby room
- Kitchen/breakfast room
- Large cellar, separate workshop
- An established third of an acre plot
- Detached double garage
- Distant views over open farmland

A late Georgian Grade II Listed four/five bedroom detached property on an established plot of a third of an acre close to open farmland. This beautiful historic property offers a wealth of charm with sash windows providing wonderful views over the gardens from each elevation and fireplaces to a majority of the main rooms. The floors are mainly exposed solid wood, complimented at the rear of the property with brick pamment and tile flooring. The accommodation is set over three floors and offers versatile throughout with two main reception rooms plus a useful home office/hobby room. The ground floor is completed with a kitchen/breakfast room, separate utility, lobby and bathroom. There is also a large cellar ideal for storage of wines and an attached workshop to the main house with separate entrance to the rear. The first floor comprises three double bedrooms with a large family bathroom featuring a roll top bath and landing which leads to the attic, where there are a further two rooms which could be used as bedrooms or ones own suitable purpose . Externally the property is approached via a gravel driveway which provides access to the rear of the property and the detached double garage. The beautiful walled formal garden incorporates seating areas with views over the well maintained lawns, with a variety of flowers, mature trees plus various fruit trees, all providing an idyllic setting of tranquil seclusion offering a retreat from modern life. The property is conveniently located adjacent to open farmland only a short walk to the village school, doctors and shops. The A12 can be found approx.1.3 miles away and provides road links to Chelmsford City centre, M25 and East Anglia. The property is approx. 1.6 miles from the Beaulieu Train Station which is currently under construction. To fully appreciate this distinctive property an internal viewing is highly recommended.

Approximate Gross Internal Area  
 Main House 3050 sq ft (283 sq m)  
 Garage 350 sq ft (33 sq m)  
 Total 3400 sq ft (316 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. copyright www.g3photos.co.uk

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

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

## Distances

Local Primary School and Doctors - 0.2 miles

Hatfield Peverel Railway Station - 3 miles

A12 Boreham Interchange - 1.3 miles

Local Co-op - 0.6 miles

Chelmsford City Centre - 5 miles

(All distances are approximate)

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Part glazed entrance door and exposed wood flooring, stairs down to:

#### Lower Hallway

Staircase to first floor and understairs storage cupboard. Fitted bookshelves and window to rear. Suffolk brick pavement floor.

#### Sitting Room

Sash window to front and feature fireplace incorporating multi-fuel log burner. Exposed wood floor, dado rail. Steps down to a further seating/reading area. Further sash

window to side. Panelled walls incorporating storage cupboard and shelves. Access to cellar.

#### Cellar

Ideal for wines and storage. Lighting.

#### Dining Room

Sash window to front and exposed wood floor. Panelled walls and feature fireplace.

#### Kitchen/Breakfast Room

Window to side with farmland views and window to garden. Matching units fitted to eye and base level finished with work surfaces incorporating stainless steel double drainer sink unit. Space for fridge/freezer, dishwasher and cooker. Oil fired boiler. Built-in larder cupboard with shelves and window. Access to:

#### Side Lobby

Part glazed stable door to yard. Suffolk brick pavement floor.

#### Rear Lobby

Half glazed door and window to rear. Tiled floor. Built-in storage cupboard.

#### Utility Room

Space for washing machine and window. Tiled floor.

#### Bathroom

Window to rear and side. White suite comprising low level WC wall mounted wash hand basin with tiled splash back and bath with independent shower over, tiled surround. Heated towel rail.

#### Home Office/Hobby Room

Window to side with farmland views and two windows to drive. Tiled floor and vaulted ceiling. Fitted bookshelves and feature fireplace with multi fuel log burner. Built-in cupboard.

#### Workshop

Half glazed door to drive and window to side with farmland views.

### FIRST FLOOR

#### Landing

Stairs to ground floor with window to drive. Further window to garden with distant views. Door and stairs to second floor. Built-in storage cupboard and exposed wood flooring.

### Bedroom

Sash window to front and built-in wardrobe. Cast iron fireplace. Half panelled walls, window seat with storage below. Wall mounted wash hand basin.

### Bedroom

Sash window to front. Built-in wardrobe and cast iron fireplace. Half panelled walls.

### Bedroom

Window to side and wall mounted wash hand basin, built-in wardrobe. Exposed wood flooring.

### Family Bathroom

Windows to side and to drive. White suite comprising freestanding roll top bath with clawed feet, pedestal wash hand basin and low level WC. Heated towel rail and part panelled walls. Airing cupboard housing hot water cylinder with immersion. Vanity storage cupboard.

## SECOND FLOOR

### Landing

Stairs to first floor, storage area for cold water tank. Built-in storage cupboard.

### Bedroom

Two windows to side with distant views, access to loft space. Built-in storage cupboard.

### Bedroom/Store Room

Two windows to side.

## EXTERIOR

A gravel drive provides access to the property and double garage, with ample parking. Gate to side leading to the garden. Hedgerow to the boundary, various flowers and shrubs. Outside tap and lighting. The formal gardens are walled and commence with a gravelled seating area with views over the gardens which are mainly laid to lawn. Flower and shrub borders, established trees including pear and apple trees. Covered seating area to side. Greenhouse. Further gate to side. Outside lighting. Concealed side garden.

### Detached Double Garage

Two sets of double hinged doors to drive.

### Services

Oil fired central heating, mains water 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

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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