

Paul Mason Associates

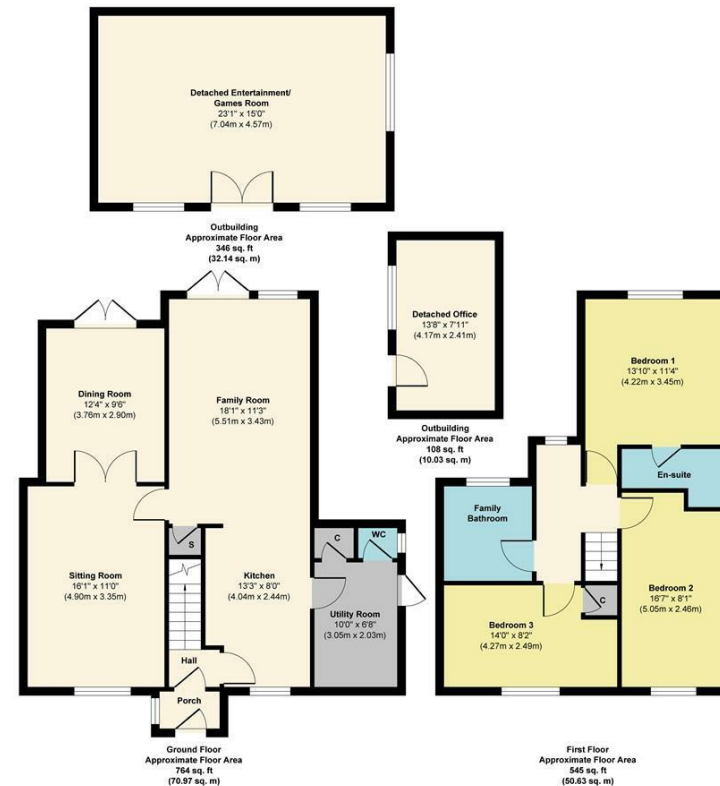


Hardys Green, Birch, Essex, CO2 0NX  
Guide Price £575,000 - £600,000

- Idyllic semi rural hamlet close to surrounding farmland and countryside
- 3.1 miles to Marks Tey train Station and 6 miles to Colchester Train Station
- Renovated by the present sellers to a high standard throughout
- Three good size bedrooms
- Re-fitted family bathroom, ensuite shower room and ground floor cloakroom
- Three spacious reception rooms offering ideal space for the growing family
- Fitted kitchen plus separate utility room
- Numerous outbuildings including a splendid detached 23'1 x 15' entertainment/games room, detached home office and several useful sheds/store rooms
- 180' plot with ample parking, well maintained formal gardens and useful rear yard area with its own access
- EPC - E

Situated in this rarely available and highly sought after rural location at 'Hardys Green', is this splendid refurbished property, offering deceptively spacious and well presented accommodation throughout. 'Hardys Green' is a small hamlet surrounded by countryside and farmland, offering an array of peaceful walks and yet within short driving distance of Colchester City Centre and local schools, the A12 and nearby amenities. A highlight of this wonderful property is the large detached entertainment/games room, with flexibility to use to suit ones own needs. There is a good size plot measuring approx 180', with security gates to front leading to a large driveway providing ample parking, a beautifully maintained formal garden and then gate leading to a large yard to the rear with outbuildings and its own separate vehicular access to the side. To the ground floor the spacious accommodation comprises a wonderful open plan kitchen/family room, separate sitting and dining rooms, modern fitted utility room and cloakroom/WC. To the first floor there is three good size double bedrooms, modern re-fitted ensuite shower room to master bedroom plus spacious re-fitted Victorian style four piece family bathroom with separate shower. The property also boasts a useful detached office, ideal for working from home. An internal viewing is highly recommended to appreciate this stunning property.

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Approx. Gross Internal Floor Area 1,763 sq. ft / 163.77 sq. m (Including Outbuildings)  
Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
	76		
	53		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

## Distances

Marks Tey Train Station - 3.1 miles

Colchester Train Station - 6 miles

Birch COE Primary School - 1.3 miles

Copford COE Primary School - 1.7 miles

The Stanway Secondary School - 3.5 miles

A12, Junction 24 Southbound - 3.8 miles

A12, Junction 26 Northbound - 3.8 miles

All distances are approximate

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Hard wood entrance door. Double glazed windows to both sides. Radiator. Stairs to first floor. Tiled floor.

#### Utility Room

3.05m x 2.05m (10'0" x 6'8" )

Double glazed window to front and double glazed door to side. A range of fitted units. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Built in microwave. Space for full height American fridge freezer. Part tiled

walls. Inset spotlighting. Laminate flooring. Built in cupboard with space and plumbing for washing machine and tumble dryer.

#### Cloakroom

Obscure double glazed window to side. Modern white suite comprising high level WC and wash hand basin with mixer tap. Radiator.

#### Kitchen

4.04m x 2.45m (13'3" x 8'0" )

Double glazed window to front and side. An extensive range of navy hand painted units fitted to base and eye level. Laminate work surfaces incorporating sink unit with mixer taps. Space for range style cooker with extractor hood over. Space and plumbing for dishwasher. Integrated fridge. Part tiled walls. Inset spotlighting. Tiled flooring. Coved cornice. Door through to utility room. Water softener and hot water tap. Open plan through to -

#### Family Room

5.52m x 3.44m (18'1" x 11'3" )

Double glazed window and door to rear. Feature fireplace with brick surround and wooden mantle with fitted multi fuel burner. Coved cornice. T.V point. Access to storage

cupboard. Tiled flooring. Radiator.

#### Sitting Room

4.92m x 3.36m (16'1" x 11'0" )

Double glazed window to front. Feature full height brick fireplace with fitted multi fuel burner. Coved cornice. Radiator. Amtico flooring.

#### Dining Room

3.78m x 2.91m (12'4" x 9'6" )

Double glazed door to rear and laminate flooring. Coved cornice. Inset spotlighting. Radiator.

### FIRST FLOOR

#### Bedroom One

4.23m x 3.46m (13'10" x 11'4" )

Double glazed window to rear. Coved cornice. T.V point. Radiator. Door to en-suite.

#### Ensuite Shower Room

Modern re-fitted three piece white suite comprising low level WC and vanity wash hand basin. Large shower cubicle with tiled surround and fitted glass shower screen. Wood effect flooring. Radiator. Extractor fan.

#### Bedroom Two

5.07m x 2.47m (16'7" x 8'1" )

Double glazed window to front. Coved cornice. T.V point. Radiator.

### Bedroom Three

4.27m x 2.49m (14'0" x 8'2" )  
Two double glazed windows to front.  
Radiator. Coved Cornice. Built in airing cupboard.

### Family Bathroom

Double glazed window to rear.  
Modern re-fitted four piece white Victorian style suite comprising free standing roll top bath with claw feet and mixer taps with shower attachment. Low level WC and vanity wash hand basin with mixer taps and storage below. Large shower cubicle with tiled surround and fitted glass shower screen. Tiled walls. Inset spotlighting. Wood effect flooring. Heated towel rail.

### Landing

Double glazed window to rear. Stairs to ground floor. Loft access.

## EXTERIOR

### Detached Entertainment/Games Room

7.05m x 4.59m (23'1" x 15'0" )  
Two double glazed windows and double glazed French doors to front and double glazed window to side. Fitted bar to remain. Air conditioning unit to remain. Inset spotlighting. Wall mounted electric fire. T.V point.

### Detached Office

4.17m x 2.43m (13'8" x 7'11" )  
Window and door to side. Inset spot lighting. Power and light connected. T.V point. Fitted L shaped desk to remain.

### Formal Rear Garden

A beautifully maintained secluded rear garden commencing with a paved patio area. Lawned gardens with various flowers and shrubs. Raised pond. Fencing to boundaries with gate leading through to rear yard. Gate to side leading to front/driveway. Oil fired boiler. Outside water tap. Outside sockets. Outside lighting. Barked area to the rear (ideal children's play area). Coved log store. Hot tub available by separate negotiation.

### Rear Garden/Storage Yard

A large useful enclosed yard offering ideal storage with its own access to side via double hinged opening gates. Large timber framed shed to remain with power and light connected. Further log store and additional shed. Fencing to boundaries. Oil tank.

### Front Garden

Electric metal security gates to front opening to a large shingled driveway providing ample off street parking.

Outside lighting. Outside power points. Grass area to front of security gates. Gate at side leading to rear garden.

### Services

Oil central heating. Mains drainage and water supply.

### Agents Note

PLEASE NOTE: Under Section 21 of the 1979 Estate Agents Act, we must declare that the vendor of this property is a relative of an employee of Paul Mason Associates.

### 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.



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