

Paul Mason Associates



The Street, Hatfield Peverel, Essex, CM3 2DR  
Guide Price £650,000 - £675,000

- Charming detached cottage dating back to the 17th century
- A wealth of character including exposed beams and fireplaces
- Ideally positioned within walking distance of the many village amenities and a short walk to the local train station with direct links to London Liverpool Street
- Four good size double bedrooms
- Family bathroom, separate shower room and ground floor cloakroom
- Four well proportioned reception rooms
- Splendid open plan kitchen/dining room
- Good size secluded and well maintained rear garden
- Detached garage and off street parking to the rear

\*\*\* Guide Price £650,000-£675,000 \*\*\* .....Paul Mason Associates are delighted to offer for sale this charming detached cottage, which we believe to date back some 350 years. The property is ideally situated centrally within the village, a short walk from the local train station and many village amenities, including doctors, dentist, shops and bus service. The cottage boasts a wealth of charm and character, including exposed beams throughout and feature fireplaces. The accommodation comprises four good size double bedrooms, family bathroom plus separate shower room and ground floor cloakroom, 21'7 x 10'11 lounge with feature bay window overlooking the garden, two further well proportioned reception rooms plus a splendid large open plan kitchen/dining/family room. To the outside there is a well maintained and secluded rear garden, which leads through to the parking area and detached garage. The property is also ideally situated within easy access of the A12 and also a short drive from Maldon and Witham towns and Chelmsford city centre. An internal viewing is highly recommended to appreciate this wonderful family home.

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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	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
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

Hatfield Peverel Train Station -  
0.3 miles

Hatfield Peverel Primary School -  
0.8 miles

A12 Northbound - 0.4 miles

A12 Southbound - 0.5 miles

Chelmsford Town Centre - 6.9  
miles

Stansted Airport - 21.7 miles

(All mileages are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Lobby

Part glazed entrance door. Tiled  
flooring. Door to:-

#### Entrance Hall

Tiled flooring. Stairs to First Floor.

#### Music Room/Playroom

3.67m x 3.21m (12'0" x 10'6" )  
Windows to front and side. Cast  
iron fireplace. Picture rail.

#### Kitchen/Dining Room

6.31m x 4.47m > 3.58m (20'8" x  
14'7" > 11'8" )  
Window to front and two windows  
to rear. Units to base and eye  
level. Granite worksurfaces and  
upstands. One and a half bowl  
stainless steel sink and drainer  
with mixer taps. Space for Range  
style cooker and dishwasher and  
washing machine Window to front.  
Exposed beams.

#### Lounge

6.58m x 3.33m (21'7" x 10'11" )  
Walk in bay window to rear and  
full height window to side. Open  
fireplace with gas flame effect fire.  
Exposed beams.

#### Study

4.50m x 3.48m (14'9" x 11'5" )  
Window to front. Feature fireplace  
with brick surround and fitted  
wood burner. Exposed beams.

#### Rear Lobby

Door leading to garden.

#### Cloakroom

Obscure window to rear. White

pedestal wash hand basin and  
WC. Amtico style flooring.

### FIRST FLOOR

#### Bedroom One

5.33m x 3.33m (17'5" x 10'11" )  
Walk in Bay window to rear.  
Window to side. Full height glass  
fitted wardrobe to one wall.  
Exposed beams.

#### Bedroom Two

3.65m x 3.59m (11'11" x 11'9" )  
Window to front.

#### Bedroom Three

3.60m x 3.29m (11'9" x 10'9" )  
Window to front. Fitted wardrobe  
and dresser unit. Pedestal wash  
hand basin. Exposed Beams.

#### Bedroom Four

3.57m x 3.37m (11'8" x 11'0" )  
Two windows to rear. Pedestal  
wash hand basin. Built in double  
wardrobe and eaves storage.  
Access to loft.

#### Family Bathroom

Obscure window to rear. White  
suite comprising bath with tiled

surround. Pedestal hand wash basin with mixer taps. Low level WC. Tile effect flooring.

### Shower Room

Double shower cubicle. White suite comprising pedestal wash hand basin with tiled splash back and low level WC. Tile effect flooring. Exposed beams.

### Landing

Window to front. Stairs to ground floor.

## EXTERIOR

### Detached Garage

Up and over door to front. Power and light connected.

### Off Street Parking

Off street parking in front of the garage for several cars.

### Rear Garden

A well maintained secluded rear garden commencing with a paved patio area. Steps leading up to further paved large patio area with raised flower/shrub beds to borders. Lawned gardens.

Fencing to boundaries with gate to rear leading to garage/parking area. Access to side leading to front. Useful storage area to other side. Green House to remain. Outside lighting.

### Services

Gas 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.



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Paul Mason Associates Limited Registered in England Number - 6767946  
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