

Paul Mason Associates



Ongar Road, Writtle, Essex, CM1 3NA

Offers in excess of £900,000

- Unique Georgian Style New Build In Sought After Village
- NO ONWARD CHAIN
- Walking Distance Of Village Green With Duck Pond
- 24' Kitchen / Dining Room Opening To South Facing Landscaped Garden
- Four Double Bedrooms
- Dressing Room & En-Suite To Master Bedroom
- Two Reception Rooms
- Ground Floor Cloakroom Plus Utility Room
- Parking For Numerous Vehicles
- Internal Inspection Highly Advised

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Gary Townsend at Paul Mason Associates offers a rare new build property of Georgian proportions positioned within walking distance of The Green and all the village amenities, including pubs, restaurants, doctor's surgery, butchers, but to name a few. This historic village also offers delightful countryside walks as well as the neighbouring Hylands Park. Chelmsford City is in close proximity for further shopping and leisure facilities, and can be directly accessed via parkland walks if so desired.

Cecelia House offers modern living in period style. All reception areas are accessed off the central hallway, which also leads to the first floor where you will find four double bedrooms, with the master boasting a dressing room plus en-suite shower room. Externally, there is ample parking for several vehicles, and a landscaped garden with spacious patio and level lawn area.

Cecelia House, Ongar Road, Writtle. CM1 3NA



DISTANCES:

Chelmsford Station: 3.1 miles
Ingatestone Station: 6.1 miles
A12: 4 miles
M25: 13 miles
Stansted Airport: 18 miles

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

The central hallway provides access to all ground floor rooms and benefits from parquet style flooring and has a striking metal balustrade to the staircase.

Kitchen / Dining Room

7.30m x 3.90m (23'11" x 12'9")
A wonderful, spacious room which opens out to the rear garden via two sets of bi-folding doors making it ideal for entertaining. The bespoke kitchen benefits from a selection of walnut style units and incorporates Bosch appliances with downdraught extractor, Series 8 oven, microwave, dishwasher and separate fridge and freezer units. The other end of the room offers flexible space for various layouts to include dining tables and lounge furniture.

Lounge

5.62m x 3.10m (18'5" x 10'2")
With views to the front aspect via the glazed Georgian style sash window, carpet to floor and smooth ceiling.

Study

2.76m x 2.20m (9'0" x 7'2")
With views to the front aspect via the glazed Georgian style sash window, carpet to floor and smooth ceiling.

Utility

There is a side access door leading to a covered parking area, wall mounted boiler, and a selection of matching units with space for washing machine and tumble dryer.

Cloakroom

Window to side, LLWC and vanity wash hand basin.

FIRST FLOOR

Bedroom One - Dressing Room

2.70m x 2.00m (8'10" x 6'6")
With a window overlooking the rear garden this room offers an abundance of natural light.

Galleried Landing

The large galleried landing is light and airy with window to front, carpet to floor and smooth ceiling.

Bedroom One

4.40m x 3.92m (14'5" x 12'10")
The master bedroom offers views over the rear garden and also benefits from a separate dressing room and en-suite shower room.

Bedroom One - En-Suite

With marble style tiling throughout, a double width shower, wall hung

WC and hand wash basin, plus heated towel rail.

Bedroom Two

4.96m x 3.57m (16'3" x 11'8")
A spacious room with views over the rear garden.

Bedroom Three

4.17m x 3.91m (13'8" x 12'9")
A spacious room with views to the front aspect.

Bedroom Four

4.50m x 3.18m (14'9" x 10'5")
A spacious room with views to the front aspect and door leading to an en-suite shower room.

Bedroom Four - En-Suite

Window to side, single shower, wall hung WC and vanity wash basin, plus heated towel rail.

Family Bathroom

A light and spacious room with window to front, marble style tiling, roll top bath, separate shower, wall hung WC and hand basin, plus heated towel rail.

EXTERIOR

Front & Driveway

The property benefits from a a block paved driveway which offers space for several vehicles and leads to the covered parking area with electric charge port fitted. There is also a small lawn area, plus access gate to the rear garden.

Rear Garden

The south facing garden commences with a large patio area which expands the full width of the property and is accessed off the two sets of bi-folding doors. From here is the fully enclosed lawn area with a selection of mature trees and shrubs to the borders. There is also an access gate to the side of the property.

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.



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35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

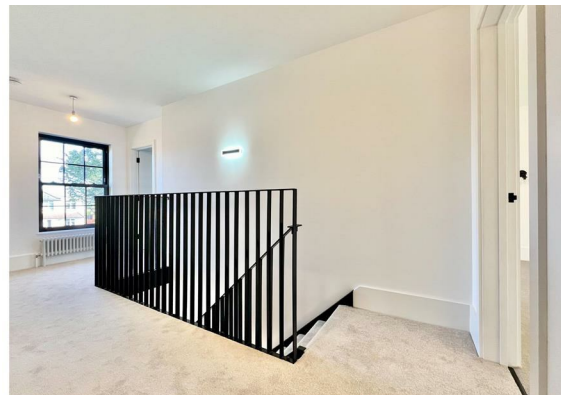
Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

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F: 01245 381257 E: info@paulmasonassociates.co.uk 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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