

Paul Mason Associates

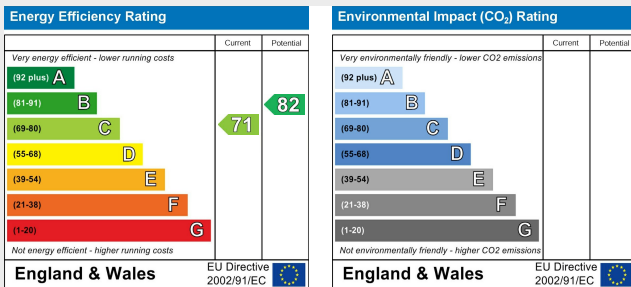


Coopers Hill, Ongar, CM5 9EF

Guide price £575,000



- Sympathetically Modernised Period Property Set Over Three Floors
- Three Bedrooms
- En-Suites To Bedrooms One & Three Plus Ground Floor Shower Room
- 7m Lounge With Wood Burner
- Large Kitchen / Dining / Family Room (To Be Completed By Buyer)
- Study Area
- Landscaped Rear Garden
- Off Road Parking
- Walking Distance To All Ongar's Amenities
- Internal Inspection Advised & Scope To Personalise The Kitchen Space



Gary Townsend of Paul Mason Associates offers an extended Victorian terrace home set over three floors and which has been sympathetically renovated to provide three bedrooms and three bathrooms. The property has retained a great deal of character and charm throughout, but also provides an opportunity for a purchaser to personalise the vaulted kitchen/dining room which benefits from French doors opening to the landscaped gardens. There is also a large, double length lounge, study area, and off road parking, all of which is within walking distance of the town's facilities.

Ongar is a convenient and thriving village with traditional shops and restaurants, and a Sainsburys & Tesco. Schooling facilities include Chipping Ongar Primary School and Chipping Ongar Academy. There is also first class secondary schooling at Brentwood, Epping or Chelmsford. Logistically the house is well suited for the commuter, being a short distance from the Central line underground at Epping (7.2 miles), M11 Motorway Junction 7 (6.5 miles), M25 Junction 28 (7.5 miles) and Shenfield with its Crossrail links.

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## DISTANCES

## ACCOMMODATION

### GROUND FLOOR

#### Lounge

7.07m x 3.16m (23'2" x 10'4")

You enter the property into the main lounge where you will also find the stairs to the first floor. There is a bay window to the front aspect and also two exposed brick fireplaces of which one has a log burner fitted. This open plan space has exposed floorboards and many original features giving it a warm and inviting feel.

#### Study Area

1.54m x 1.24m (5'0" x 4'0")

The study area is situated to the rear of the main lounge and has a range of fitted book shelves. To the floor are exposed bricks which have been reclaimed from an old internal wall that once divided the main living space, enhancing the character feel of the property.

#### Inner Hallway

The inner hallway links the main living space to the kitchen. It has a window to side, door to the ground floor shower room and Velux window to the vaulted ceiling.

#### Shower Room

The fully tiled shower room has a double width shower, LLWC, wash hand basin and heated towel rail.

#### Kitchen / Dining / Family Room

6.91m x 2.68m (22'8" x 8'9")

This light and airy room has yet to be completed which provides a wonderful opportunity for somebody to put their own stamp on the room and fit their own choice of kitchen. All the necessary pipe work and electrical points are in situ, and with the French doors leading to the rear garden, plus vaulted ceiling with Velux windows, this could truly be a magnificent entertaining space.

### FIRST FLOOR

#### Hallway

The first floor landing has exposed wooden flooring and staircase leading to the second floor.

#### Bedroom One

3.23m x 2.85m (10'7" x 9'4")

Window to rear aspect, original feature fireplace, storage cupboard and door to en-suite bathroom

#### Bedroom One En-Suite

With a window to the rear aspect and Velux to the vaulted ceiling, this is a light and airy bathroom with a feature roll top bath. There is also LLWC, wash hand basin with tiled splashbacks, heated towel rail, tiled flooring and smooth ceiling.

#### Bedroom Two

3.27m x 3.20m (10'8" x 10'5")

Window to the front aspect, original feature fireplace, wooden flooring and smooth ceiling.

### SECOND FLOOR

#### Bedroom Three

5.63m x 3.2m max (18'5" x 10'5" max)

A spacious room with some restricted head height to one end, but with a set of French doors with Juliette balcony to the rear aspect offering far reaching views over the landscaped rear garden. There is carpet to floor and smooth ceiling, plus door to the en-suite shower room.

#### Bedroom Three En-Suite

Window to rear, fully tiled, with a double width shower, LLWC, wash hand basin with tiled splashbacks, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR

#### Driveway

The front of the property has been block paved and provides off road parking and also has a pathway leading to the side access gate.

#### Rear Garden

The rear garden commences with a patio area which the current owners use for al fresco dining,

and also provides further space to side, leading to a log store area. The main lawn area commences from the patio and has a feature holly tree with raised bed surrounding, and leads to the rear end of the garden where there is a large, hard standing area, making it the perfect area to fit a home office or workshop.

#### 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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