

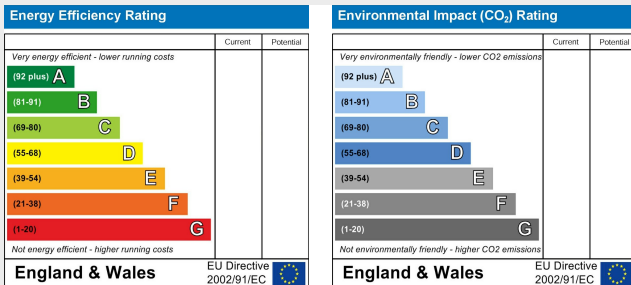
Paul Mason Associates



Mowden Hall Lane, Hatfield Peverel, Essex, CM3 2NT  
Offers in excess of £800,000

- Rural location with far reaching views
- Approx. half acre plot
- Four double bedrooms
- Two first floor bathrooms
- Lounge, dining room and study
- Ground floor shower room
- Kitchen/breakfast room
- Utility room
- Scope to extend subject to planning permission
- EPC - TBC

A large detached residence offering four double bedrooms sitting on a plot of approx. half acre in a rural position overlooking surrounding countryside. The property needs some modernising and has scope to extend subject to planning permission. The accommodation comprises lounge, separate dining room, study area, kitchen/breakfast room, utility and shower room to the ground floor floor. The first floor consists of a large landing with vaulted ceilings and giving access to the four double bedrooms plus two bathrooms. The property is located on the outskirts of Hatfield Peverel which benefits from a train station, school, shops and popular eateries. The A12 is only a short drive away and provide road links to the city of Chelmsford and the M25. The property is being sold with NO ONWARD CHAIN.



## Distances

Hatfield Peverel Train Station - 1.5 miles  
Chelmsford City Centre - 6.5 miles  
Stanstead Airport - 20.5 miles  
Broomfield Hospital- 9.1 miles  
St Andrews Primary School,  
Hatfield Peverel - 1.6 miles

All mileages are approximate

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Half glazed entrance door and stairs to first floor.

#### Study Area

#### Lounge

4.90m x 4.50m (16'0" x 14'9")  
Window to front and side. Open fireplace.

#### Dining Room

4.90m x 4.46m (16'0" x 14'7" )  
Window to front and side.

#### Kitchen/Breakfast Room

4.75m x 4.22m (15'7" x 13'10")  
Two windows to rear. Fitted units finished with square edge work surfaces and tiled surround. Two and a half bowl stainless steel sink unit with mixer taps and drainer. Space for cooker and fridge. Insert lighting.

#### Inner Hallway

Built-in storage cupboard.

#### Shower Room

Obscure window to side. White suite comprising shower cubicle with tiled walls, pedestal wash hand basin with tiled splashback and low-level WC.

#### Rear Lobby

Window to rear.

#### Side Lobby

Window to rear and a half glazed door to garden.

#### Utility Room

Oil fired boiler. Space for washing machine.

### FIRST FLOOR

#### Landing

Vaulted ceilings with skylights. Stairs to ground floor and access to loft.

#### Bedroom

4.55m x 4.29m (14'11" x 14'0")  
Window to side and rear with farmland views.

#### Bedroom

4.55m x 4.19m (14'11" x 13'8")  
Window to front and side with farmland views.

#### Bedroom

4.51m x 3.65m (14'9" x 11'11")  
Window to side and front with farmland views. Built-in wardrobe.

#### Bedroom

4.50 x 3.70m (14'9" x 12'1")  
Window to side and front with farmland views. Built-in wardrobe.

#### Bathroom One

Obscure window to side. White suite comprising bath with mixer taps and shower attachment tiled surround, pedestal wash hand basin with tiled splash back and low-level WC.

#### Bathroom Two

Obscure window to side. White suite comprising bath with tiled surround, pedestal wash hand basin with tiled splash back and low-level WC.

### EXTERIOR

The property is approached via a long driveway providing ample parking and access to the side entrance door. The remainder of the gardens are mainly laid to lawn. Kitchen garden area to rear. Various outbuildings, storage sheds and greenhouse. Views to the front and rear over surrounding countryside.

#### Property Services

Gas - N/A  
Electric - Mains  
Water - Mains  
Drainage - Private  
Heating - Oil  
Local Authority - Braintree

#### 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 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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