

Paul Mason Associates



The Street, Hatfield Peverel, Essex, CM3 2EA

Offers in excess of £315,000



- Charming Grade II Listed cottage, offering a wealth of character throughout
- Extended to provide deceptively spacious accommodation throughout
- Two large double bedrooms
- Victorian style four piece bathroom suite
- 14'9 x 11'8 sitting room and separate 17'7 x 12'2 dining room
- Fitted kitchen plus useful cellar
- Private courtyard garden incorporating off street parking
- Convenient location within walking distance of the village amenities and train station
- Viewing strongly advised
- EPC - N/A

Ideally situated within short walking distance of many village amenities, along with the train station, is this charming grade II listed semi detached cottage, believed to date back to the 1600's. The property was formerly used as a florist during the 1990's and up to 2005, with it being a residential dwelling since and boasts deceptively spacious accommodation throughout, having been extended to the rear and also offers a wealth of charm and character, including exposed beams and feature fireplaces. The accommodation comprises two large double bedrooms, first floor Victorian style four piece bathroom suite, 14'9 x 11'8 sitting room, separate 17'7 x 12'2 dining room, fitted kitchen and useful cellar which could be adapted to suit one's own requirements. To the outside the property offers a pleasant private courtyard garden with double gates to side giving access to a driveway providing off street parking. Hatfield Peverel offers easy access to the A12 and Chelmsford City Centre, along with being within short driving distance of both Maldon and Witham town centres. An internal viewing is highly recommended.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



CELLAR

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024

For Illustrative Purposes Only.

## Distances

Hatfield Peverel Train Station (0.5 miles)

Hatfield Peverel Primary and Junior Schools (0.5 miles)

Hatfield Peverel Doctors Surgery (0.2 miles)

A12 Northbound (0.1 mile)

A12 Southbound (0.5 miles)

Chelmsford City Centre (7.9 miles)

All distances are approximate

## ACCOMMODATION

### GROUND FLOOR

#### Sitting Room

4.51m x 3.57m (14'9" x 11'8" )

Entrance door. Window to front.

Feature fireplace with space for free standing electric fire (the chimney has been lined ready for a log burner). Exposed beams.

Radiator. Inset spot lighting.

Display recess area.

#### Inner Hall

Feature window. Access to cellar.

Stairs to first floor. Large built in utility cupboard. Exposed beams.

Engineered wood flooring.

#### Cellar

3.93m x 2.34m (12'10" x 7'8" )

A useful cellar which could easily be adapted to suit ones own requirements.

#### Dining Room

5.38m x 3.73m max (17'7" x 12'2" max)

Glazed French doors to rear lobby

and window to side. Full height

brick fireplace with fitted multi fuel

burner. Useful large recess area

offering ideal storage. Exposed

beams. Laminate flooring.

Radiator. Inset spot lighting.

#### Kitchen

3.95m x 2.87m (12'11" x 9'4" )

Windows to both sides and door

leading to rear lobby. A range of

fitted units to base and eye level.

Handmade work surfaces from

scaffold boards incorporating

Butler sink unit with mixer taps.

Additional dresser style unit to

remain. Appliances to remain

including integrated fridge, freezer,

slimline dishwasher and cooker.

Space and plumbing for washing

machine. Concealed gas fired

boiler. Original brick flooring.

Exposed brickwork.

#### Rear Lobby

Glazed French doors to rear. Tiled

flooring. Door to kitchen and

glazed French doors to dining

room.

### FIRST FLOOR

#### Bedroom One

4.69m x 3.63m (15'4" x 11'10" )

Windows to front and side.

Exposed beams. Feature brick

fireplace. Radiator. Inset spot lighting. Built in storage cupboard.

#### Bedroom Two

3.39m x 2.95m (11'1" x 9'8" )

Window to side. Radiator. Inset

spot lighting. Exposed beams.

#### Bathroom

Obscure window to rear. White

Victorian style four piece suite

comprising roll top bath with claw

feet, mixer taps and shower

attachment. Low-level WC and

Bespoke oak sleeper washstand

with countertop wash basin.

Separate shower cubicle. Built in

storage area housing hot water

cylinder. Tiled flooring.

#### Landing

Stairs to ground floor. Access to

part boarded loft area. Large

storage cupboard.

### EXTERIOR

#### Rear Garden

A secluded well maintained cottage

style garden with various matures

flowers and shrubs. Garden shed

to remain. Outside water tap.

Outside WC. Fencing to

boundaries and double gates

leading to space for off street

parking.

#### Front Garden

An enclosed front garden with

white picket fence. Various flowers

and shrubs. Path leading to entrance door.

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

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.





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