

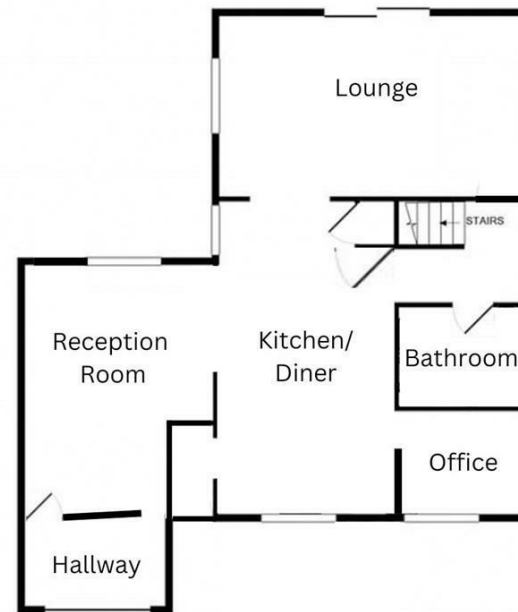
Paul Mason Associates



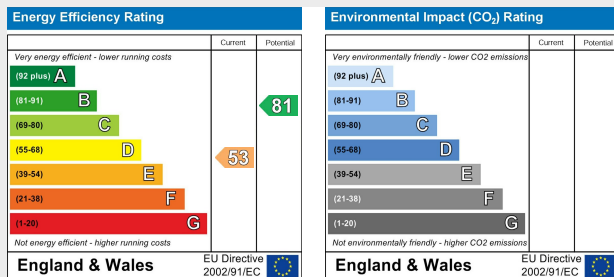
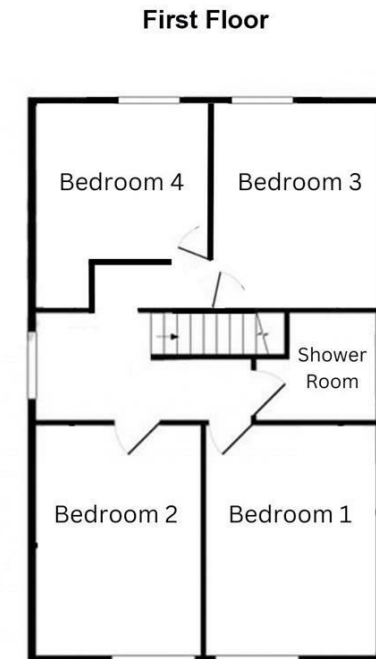
Waltham Road, Terling, CM3 2QR  
Guide price £700,000

- Semi rural position with views over surrounding countryside
- Detached residence
- Four double bedrooms
- Refitted family bathroom and separate wet room
- Refitted kitchen/breakfast room
- Lounge and sitting room
- Study with utility area
- Ample parking to the front and rear garden backing farmland, outbuilding
- Sought after village location
- EPC - E

A refurbished detached residence situated in one of the most sought after villages, backing onto open farmland. The property offers well presented versatile accommodation which includes three reception rooms and refitted contemporary kitchen with large island unit. There is a refitted family bathroom with feature roll top bath with clawed feet and separate wet room. The four bedrooms are to the first floor and all double rooms with wonderful views over the surrounding countryside. Externally there is a block paved driveway offering ample parking plus a useful barn style outbuilding. The rear garden commences with a paved patio area overlooking the lawned gardens and views over the adjoining farmland. The village of Terling has its own school, shop, church, restaurant and tea rooms, as well as cricket and football club with social events, plus tennis courts and a private swimming pool. The swimming pool and tennis courts are available to residents for a nominal fee. The village is on the outskirts of Hatfield Peverel which benefits from a station with trains into London Liverpool Street.



Ground Floor



## Distances

Hatfield Peverel Railway Station  
feeding London Liverpool Street  
(3.7 miles)

Terling Primary School (1.3 miles)

A12 Northbound (4.1 miles)

(All mileages are approximate)

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Entrance door and side screens  
to both sides. Concealed cloak  
cupboard, door to:

#### Sitting Room

4.15m x 3.52m (13'7" x 11'6")

Glazed French doors with side  
screens to rear garden.

#### Lounge

6.08m x 3.62m (19'11" x 11'10")

Window to side and glazed sliding  
patio doors to rear garden. Ornate  
fireplace incorporating electric log  
burner style fire.

#### Kitchen/Breakfast Room

6.47m x 3.52m (21'2" x 11'6")

Window to rear and side. Refitted  
contemporary units finished with  
natural stone work surfaces and  
matching island unit with breakfast  
bar. Inset sink unit with mixer taps  
including boiling water tap. Built-in  
double oven, four ring hob and  
integrated fridge/freezer,  
dishwasher. Understairs storage  
cupboard and walk-in pantry.

#### Study with utility area

2.47m x 2.12m (8'1" x 6'11")

Window to side and front. Space  
for washing machine and tumble  
dryer with work surfaces over.

#### Family Bathroom

Obscure window to side. White  
suite comprising roll top bath with  
clawed feet and shower over,  
wash hand basin and low-level  
WC. Part tiled walls.

### FIRST FLOOR

#### Landing

Window to side. Stairs to ground  
floor. Access to boarded loft with  
lighting via ladder.

#### Bedroom

4.35m x 3.01m (14'3" x 9'10")

Window to front with views.

#### Bedroom

4.37m x 3.00m (14'4" x 9'10")

Window to front with views.

#### Bedroom

3.62m x 3.00m (11'10" x 9'10")

Window to rear with views.

#### Bedroom

3.02m x 2.62m plus recess (9'10" x  
8'7" plus recess)

Window to rear with views.

Recess for wardrobe.

#### Wet Room

Obscure window to side. White  
suite comprising wash hand basin  
and low-level WC, walk-in shower  
area. Tiled walls.

### EXTERIOR

#### Front Garden

Block paved driveway providing  
ample parking with access to the  
outbuilding and entrance door.  
Outside lighting and tap. Oil  
storage tank. Outside power  
supply.

### Barn Style Outbuilding

4.65m x 2.75m (15'3" x 9'0")

Double doors to front. Lighting and power connected. Storage over.

### Rear Garden

Commencing with a paved patio area with further raised seating area offering views over the gardens which are mainly laid to lawn. Views over adjoining farmland to rear. Cherry tree. Oil fired boiler, outside lighting and power. Access to front and concealed storage area.

### Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

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.

### N.B

Please note that a rear section of the garden is leased from Lord Rayleigh Farms and can be leased or bought under separate negotiations.



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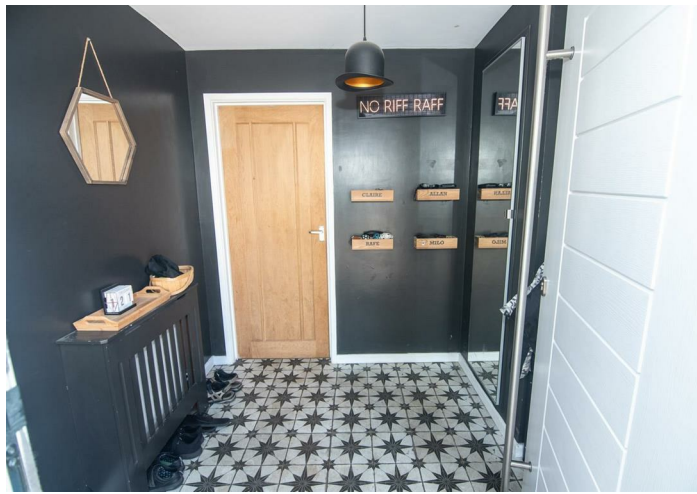
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Sales | Lettings | Development | Investment

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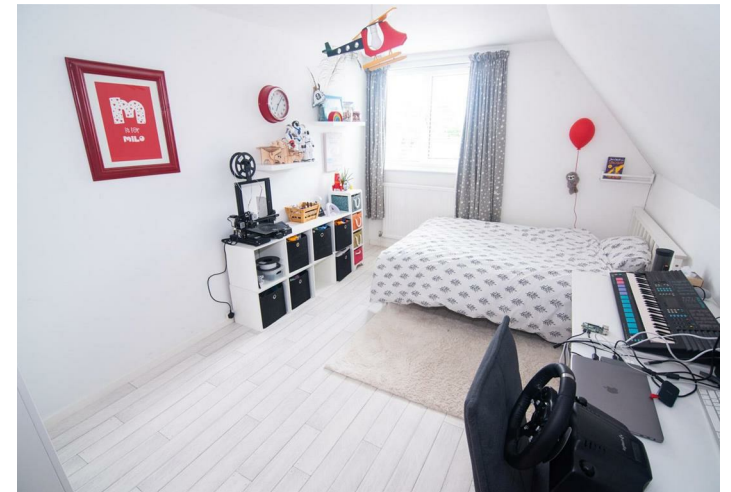
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