

Paul Mason Associates



Chelmsford Road, High Ongar, Ongar, CM5 9NX

Guide price £1,000,000



- Modernised Grade II Listed Farmhouse
- No Onward Chain
- Set Within Approx. 1 Acre With Lawns & Lake
- Wealth Of Exposed Timbers And Period Features Throughout
- Four Reception Rooms
- Bedrooms One & Two With En-Suites
- Well Appointed Kitchen / Breakfast Room With French Doors To Patio Area
- Easy Access To Chelmsford City Centre With Grammar Schools & Rail Links To London
- Internal Inspection Highly Advised To Fully Appreciate The Character Throughout

Offered by Gary Townsend at Paul Mason Associates is Cozens Farmhouse, a fine example of a sympathetically modernised Grade II Listed property. A great level of detail has ensured that the history and character of such a wonderful building has been preserved, including inglenook fireplace, red brick fireplaces and exposed timbers throughout, yet bringing the home to modern standards one would desire. All this, is set within delightful grounds of approx. 1 acre, which also include a small lake, formal lawns and extensive parking.

As shown

Paul Mason Associates



## DISTANCES

Chelmsford Train Station: 8.7 miles  
King Edward VI Grammar School:  
8.7 miles  
Chelmsford County High School: 8.9  
miles  
M11: 7.7 miles (linking M25)  
Stansted Airport: 18 miles

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Lobby

The formal entrance of the property which leads you through to the Lounge.

#### Lounge

4.79m x 4.18m (15'8" x 13'8")  
This is centrally located and could be used as a wonderful reception area with its open fireplace and window to the front aspect. From here you access the Inner Hallway

#### Inner Hallway

This space provides access to all the ground floor areas and has a number of exposed timbers and leaded internal window. Stairs to the first floor.

#### Sitting Room

6.14m x 4.22m (20'1" x 13'10")  
A wonderful room with large inglenook fireplace the main attraction. There is also a window to the front aspect and access to the Play Room / Study.

#### Play Room / Study

4.28m x 2.53m (14'0" x 8'3")  
With its impressive vaulted ceiling and French doors opening to the rear patio, this room offers a wide

range of uses and is flooded with natural light. There are a wide range of exposed beams and timbers giving a warm, natural feel.

#### Kitchen / Breakfast Room

4.35m x 4.08m (14'3" x 13'4")  
A well appointed kitchen with ornate base and wall units provide a warmth to the space which all wraps around a central island with marble work surfaces. Again, a vaulted ceiling and exposed timbers complement the room and provide access to the open plan Dining Room which is flooded with natural light. Easy access to the side patio area can be found via a set of French doors to the Western aspect.

#### Dining Room

6.18m x 4.32m (20'3" x 14'2")  
Open plan space with windows to two aspects and with a wealth of exposed natural timbers, this room complements the kitchen perfectly. Yet again, a set of French doors provide easy access to the Western aspect for those alfresco evenings.

#### Utility

2.90m x 2.50m (9'6" x 8'2")  
Positioned off the Inner Hall, the Utility room also offers character alongside modern practicality. Exposed beams can be found, and there is access to the boiler room, separate ground floor cloakroom and rear access door.

#### Cloakroom

Fitted with a WC, heated towel rail and wash hand basin.

## FIRST FLOOR

### Landing

The spacious landing offers some exposed beams and timbers and provides access to all four bedrooms.

#### Bedroom One

6.29m x 4.27m (20'7" x 14'0")  
A wonderful master suite with feature red brick fireplace and some exposed timbers. There is a window to the front aspect and door leading to the en-suite shower room.

#### Bedroom One En-Suite

Shower cubicle, WC and vanity wash basin.

#### Bedroom Two

4.64m x 4.35m (15'2" x 14'3")  
A characterful room with feature red brick fireplace and some exposed timbers. Window to front aspect and door to en-suite shower room.

#### Bedroom Two En-Suite

Exposed brickwork to one wall, shower cubicle, WC and vanity wash hand basin.

#### Bedroom Three

4.22m x 3.30m (13'10" x 10'9")  
Window to front aspect and additional storage area.

#### Bedroom Four

2.83m x 2.78m (9'3" x 9'1")  
Window to side aspect.

#### Family Bathroom

A well appointed family bathroom includes a roll top bath, separate shower cubicle, WC, heated towel rail and vanity wash basin. Opaque window to rear aspect.

## EXTERIOR

### Gardens

The property sits within a plot of approx. 1 acre and offers outdoor entertaining for all occasions. The large sandstone patio wraps around the side and rear of the home, and can be accessed via French doors from various rooms creating several outdoor dining and relaxing areas. From the patio, you are led to a formal lawn with hedge borders and various specimen trees. An additional garden is accessed via a five bar gate which opens to the rear, where you will also find a small lake.

### Parking

The property is approached via a gravel driveway which leads to the 5 bar gate which opens up to the extensive parking area positioned to the front 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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