

Paul Mason Associates



Warren End, Hatfield Peverel, Essex, CM3 2GG
Offers in excess of £650,000

- Built by Messrs David Wilson Homes in 2023
- Maintained to a high specification throughout
- Four good size bedrooms
- Ensuite and dressing area to master bedroom - Family bathroom plus ground floor cloakroom
- Impressive 21'7 x 14'6 kitchen/dining/family room plus separate utility room
- 18' x 11'10 lounge plus study
- Good size secluded rear garden with extensive paved patio
- Detached garage plus ample parking
- Just over half a mile from the train station
- EPC - B

Paul Mason Associates are delighted to offer for sale this stunning four bedroom detached family home within the popular Mortimer Place development, built by Messrs David Wilson Homes in 2023, in the sought after commuter village of Hatfield Peverel. The property boasts ideal space for the growing family and is also ideally positioned in a desirable private turning, with a splendid open aspect to the front offering views over adjoining countryside. The property has been maintained to a high specification throughout and includes four good size bedrooms, ensuite and dressing area to master bedroom, family bathroom plus ground floor cloakroom, impressive 21'7 x 14'6 kitchen/dining/family room, 18' x 11'10 lounge, study and separate utility room. The property also benefits from having quality fitted shutters to all rooms, bespoke fitted wardrobes to bedroom three and a fully fitted home study with large desk and drawers. To the outside there is a secluded good size rear garden with extensive paved patio, detached garage and driveway providing off street parking with further parking directly to the front. The property is ideally positioned just over half a mile from the train station with direct links to London Liverpool Street and also with easy access to the A12 and Chelmsford City Centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Location.....

The property is located in the delightful village of Hatfield Peverel, steeped in history and surrounded by natural beauty, offering a tranquil retreat from the hustle and bustle of modern life.

Hatfield Peverel railway station is within easy access, offering regular services on the Greater Anglia line, with direct links to London Liverpool Street, making the village a popular choice for commuters to the capital, along with trains to Chelmsford and Colchester. The village is also conveniently located near major road networks, including the A12, a primary route connecting London and East Anglia.

There is a variety of dining and shopping options to satisfy every palate and preference. The village is home to a selection of charming pubs, cafes, and restaurants, including the highly regarded Blue Strawberry Bistro.

St. Andrew's Junior School is centrally positioned within the village. Secondary schooling can be found nearby in the Towns of Witham and Maldon. There is also further secondary and grammar schooling in the cities of Chelmsford and Colchester. Whilst in the private sector there is New Hall and Felsted.

For nature lovers, there are an abundance of scenic walking trails and open spaces to

explore. The Hatfield Forest, a National Trust property located just a short drive from the village, offers hiking paths, ancient woodlands and tranquil lakeside views, making it the perfect destination for a day of outdoor adventure.

The village is historically significant due to the presence of the 11th century St. Andrew's Church, which stands on the site of a former Benedictine priory.

Whether you're drawn in by the sense of community, the stunning countryside, or the excellent schools, one thing's for sure, the village has got a whole lot to offer.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge

5.49m x 3.61m (18'0" x 11'10")

Study

2.88m x 2.49m (9'5" x 8'2")

Kitchen/Dining/Family Room

6.58m x 4.42m (21'7" x 14'6")

Utility Room

2.06m x 1.68m (6'9" x 5'6")

FIRST FLOOR

Bedroom One

5.59m x 3.61m (18'4" x 11'10")

Dressing Area

Ensuite Shower Room

Bedroom Two

5.22m x 2.80m (17'1" x 9'2")

Bedroom Three

3.56m x 3.31m (11'8" x 10'10")

Bedroom Four

3.89m x 2.55m (12'9" x 8'4")

Family Bathroom

Landing

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.





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





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





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





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

