

Associates

WELLS

Nounsey Road, Hatfield Peverel, Essex, CM3 2NH

Guide price £699,995



- Idyllic semi rural location surrounded by open farmland
- Only 2 miles from Hatfield Peverel train station
- Extended and much improved throughout
- Four good size bedrooms
- Ensuite, family bathroom and ground floor cloakroom
- Three good size reception rooms
- 19'9 x 14'9 Kitchen/breakfast room
- Generous plot with mature and secluded gardens
- Detached garage plus space for caravan and ample parking
- EPC - F

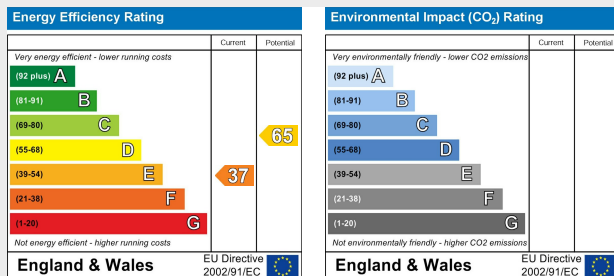
Paul Mason Associates are delighted to offer for sale this splendid semi detached family home, situated in an idyllic semi rural location surrounded by open farmland, in the desirable village of Hatfield Peverel. This delightful position, of just three properties, is ideally placed only 2 miles from Hatfield Peverel Station, along with the Primary School and many village shops and amenities. There is also easy access to the A12 and Chelmsford City Centre.

The accommodation is well presented throughout, with the ground floor comprising an entrance hall leading through to a pleasant 15'1 x 11'10 snug, 19'9 x 14'9 kitchen/breakfast room with central island, 19'6 x 14'10 lounge with patio doors leading to the garden, separate dining room and cloakroom/WC.

To the first floor there is a large double bedroom with Juliet balcony offering far reaching farmland views, three additional double bedrooms, one with an ensuite shower room and modern four piece family bathroom suite.

To the outside there are generous, well maintained secluded gardens, all with amazing views. There is a large summerhouse, along with a detached garage. There is also ample space to the front offering ample parking, along with space for a caravan/motorhome.

An internal viewing is highly recommended to appreciate this rare opportunity.



Location.....

The property is located in the delightful village of Hatfield Peverel, which is 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

Kitchen/Breakfast Room

6.03m x 4.51m (19'9" x 14'9")

Snug

4.62m x 3.62m (15'1" x 11'10")

Lounge

5.95m x 4.54m (19'6" x 14'10")

Dining Room

4.51m x 3.58m (14'9" x 11'8")

Cloakroom

FIRST FLOOR

Bedroom One

4.25m x 3.15 (13'11" x 10'4")

Ensuite Shower Room

Bedroom Two

3.57m x 3.37m (11'8" x 11'0")

Bedroom Three

4.53m x 2.44m (14'10" x 8'0")

Bedroom Four

3.28m x 3.15m (10'9" x 10'4")

Family Bathroom

EXTERIOR

Detached Garage

Sumerhouse

Space For Caravan & Ample Parking

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Septic Tank

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.

Ground Floor



First Floor





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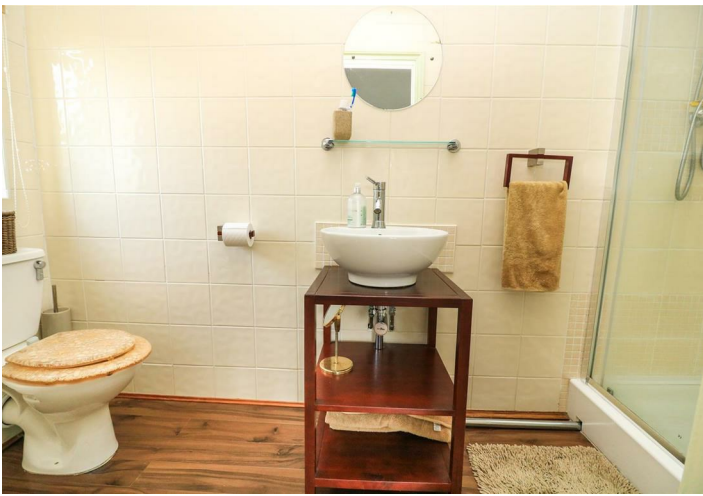
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