

Paul Mason *Associates*



The Street, White Notley, Witham, CM8 1RH
Offers in the region of £650,000

- Five Double Bedroom Grade II Listed Period Property on Approx. 1/4 Acre Plot
- NO ONWARD CHAIN
- Outbuildings With Annexe / Home Office Potential
- Three Reception Areas Offering A Wealth Of Character & Charm
- Wonderful Conservatory With Two Sets Of French Doors Opening To Gardens
- Dual Aspect Lounge & Dining Room With Inglenook Fireplace
- Three Bath / Shower Rooms
- Wonderful Landscaped Garden Adjoining Open Countryside
- Excellent Road & Rail Links To London, Stansted & A12
- Internal Inspection Highly Advised To Fully Appreciate Character On Offer

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

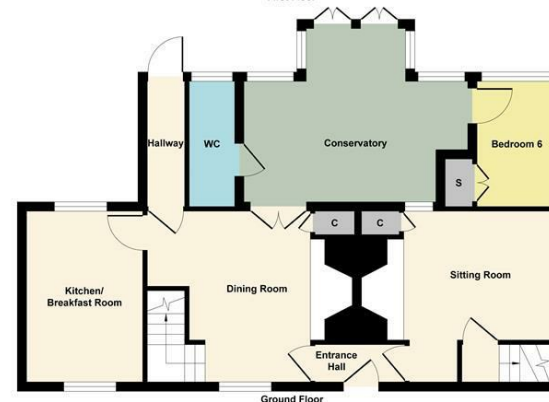
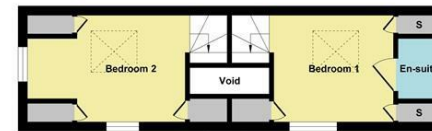
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England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

NO ONWARD CHAIN! Gary Townsend at Paul Mason Associates offers this delightful Grade II Listed property which offers an abundance of character and charm positioned in the heart of the village with private access to open countryside! The property has a versatile layout set over three floors where the 5/6 bedrooms are serviced by 3 bath/shower rooms and the ground floor offers four reception areas, and features such as exposed beams and timbers, inglenook fireplaces and many other original features. An internal inspection is highly advised to fully appreciate the charm of this prominent home.

The property is set centrally to the village of White Notley and enjoys an attractive outlook over the Brain Valley and beyond. The village has a Primary School, a Public House and 10th Century Church. A short walking distance of the house is White Notley Railway Station which serves London's Liverpool Street Station, taking approximately 50 minutes. Alternatively the journey from Witham Railway Station (3.5 miles) to London's Liverpool Street Station is approx. 45 minutes.

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DISTANCES

White Notley Station: 0.5 miles

Witham Station: 3.5 miles (Direct To Liverpool Street)

Stansted Airport: 20 miles

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Exposed brickwork, original timber flooring and access to Dining Room and Lounge.

Lounge

4.72m x 4.17m (15'5" x 13'8")

A wonderful room with imposing inglenook fireplace plus a wealth of exposed timbers, and windows to front and rear conservatory. Door to second staircase.

Dining Room

4.67m x 4.39m (15'3" x 14'4")

The dining room is the perfect entertaining space with a delightful inglenook fireplace to one end, and the other end opening up to the kitchen, via an array of exposed timbers and beams. In addition, there are glazed doors to the spacious conservatory, plus open staircase to the first floor accommodation.

Exposed floorboards and a window to front complete this wonderful room.

Kitchen / Breakfast Room

4.29m x 3.07m (14'0" x 10'0")

The fitted kitchen is positioned conveniently next to the dining room and provides a selection of base and wall units with granite work surfaces. There is a range cooker, ceramic butlers sink, space for fridge/freezer, an integrated dishwasher plus breakfast bar and windows to both front and rear aspects.

Rear Lobby

The rear lobby provides access to the rear patio and driveway and has a handy storage cupboard and tiled flooring.

Conservatory

7.01m x 2.77m (22'11" x 9'1")

A large, light and airy room with French doors that open to the rear patio and has extensive views over the rear garden. There are doors to the ground floor Utility and Study/Playroom.

Study / Playroom

2.31m x 1.88m (7'6" x 6'2")

Double glazed window overlooking to the rear garden, built-in storage cupboard, skylight and carpet to floor.

Utility Room / WC

Opaque double glazed window to rear aspect, LLWC, vanity wash hand basin, space for washing machine, wall mounted boiler and tiled flooring.

FIRST FLOOR

Hallway

Double glazed window to rear aspect and carpet to floor.

Bedroom Three

3.38m x 2.49m (11'1" x 8'2")

Glazed window to side, range of fitted units and wardrobe, originals flooring and vaulted ceiling with original timbers.

Shower Room

Glazed window to rear, enclosed fully tiled shower, LLWC, wash hand basin, radiator and tiled flooring.

Bedroom Four

4.06m x 2.31m (13'3" x 7'6")

Double glazed windows to front and

rear, built-in wardrobe, radiator, carpet to floor and staircase to Second Floor

Family Bathroom

Double glazed window to rear aspect, LLWC, roll-top bath, LLWC, pedestal wash hand basin, heated towel rail and wooden flooring.

Bedroom Five

3.35m x 3.20m (10'11" x 10'5")

Double glazed window to front, built-in wardrobe and carpet to floor.

SECOND FLOOR

Bedroom One

4.32m x 2.59m (14'2" x 8'5")

Double glazed window to front and rear, built-in wardrobes and storage, carpet to floor and windows to front and rear.

Bedroom Four En-Suite

Bedroom Two

4.57m x 2.44m (14'11" x 8'0")

Double glazed window to front, rear and side, built-in wardrobes and carpet to floor.

EXTERIOR

Storage Building

4.89m x 2.54m (16'0" x 8'3")

Currently used as storage with double width access and window to front. Power and lighting fitted.

Annexe / Gym / Office

4.88m x 4.01m (16'0" x 13'1")

A flexible space with French doors opening to the covered entertaining area, door to side and power and lightning fitted.

Cartlodge / Driveway & Parking

The cartlodge is approached via a gravel driveway and is set behind an electric gate. Open to the front with

storage room to rear with window overlooking the rear garden. There is also additional first floor den / storage area with windows to rear aspect plus additional log store.

Front & Rear Gardens

The property is approached via a paved pathway that leads to the front door with lawn areas to both sides all set behind a picket fence. Rear access can be found to the side of the property and commences with a pathway that leads to the large patio area which can also be accessed by the conservatory. From here, steps leads up to a lawn with further dining area and barbecue section and a path provides access to the selection of outbuildings. The Annexe / Gym / Office opens out to the covered entertaining area with built-in fireplace and enjoys far reaching views over the pond and lawn. The rear of the garden has a large lawn area with tree and shrub borders, plus access gate to open countryside.

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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