

Paul Mason Associates



Loves Green, Highwood, Chelmsford, CM1 3QH  
Guide price £950,000



- Stunning Four Bedroom Property Set Back On A Large Plot
- Large Kitchen / Breakfast Room Opening To Landscaped Gardens, Plus Laundry/Boot Room
- Formal Lounge With French Doors To Rear Garden
- Separate Dining Room & Study
- En-Suite & Dressing Room To Master Bedroom
- Three Further Bedrooms Plus Family Bathroom
- Gated Entrance To Long Gravel Driveway
- Detached Garage Plus Extensive Parking
- Immaculate, Private Front & Rear Gardens With Extensive Planting & Outbuildings
- An Internal Inspection Is Highly Advised With This Rare Property

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

Gary Townsend at Paul Mason Associates offers this beautiful family home, set at the end of a gated, gravel driveway on a large plot with extensive front and rear landscaped gardens. The property has been designed to an exacting standard throughout and incorporates four reception rooms to the ground floor, plus four bedrooms to the first floor (master suite with dressing room and en-suite), totalling just under 2,000 sqft (approx.). The home also benefits from a detached garage, plus a selection of outbuildings, and is located conveniently for Writtle, Blackmore and Fryerning.

The property is situated centrally to its plot in the centre of Loves Green which provides wonderful walks and rides through local countryside. Loves Green itself is positioned in between Writtle, Blackmore and Ingatestone. Chelmsford city centre is approximately 5 miles away and has an array of shopping and leisure facilities, plus mainline railway station linking London’s Liverpool Street station. The village of Ingatestone has a selection of independent High Street shops and also has a mainline railway station and is approximately 3 miles away. Writtle with its village duck pond, local parade of shops and amenities is approximately 2.7 miles away.

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## DISTANCES

Ingatestone Station: 3.0 miles  
Chelmsford Station: 5.8 miles  
Shenfield Station: 8.5 miles  
Fryerning: 2.2 miles  
Writtle: 2.7 miles  
Blackmore: 2.7 miles

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall

5.46m x 3.48m (max) (17'10" x 11'5" (max))

A spacious area positioned centrally to the property with stairs to the first floor, wooden flooring and smooth coved ceiling.

#### Kitchen / Breakfast Room

6.10m x 5.64m (20'0" x 18'6")

A wonderful, spacious room, flooded with light and which is truly the heart of the home. Double glazed window to rear aspect, range of Shaker style base and wall units with granite work surface incorporating a ceramic butlers sink with central mixer tap, 'CDA' range cooker with extractor hood over, space for fridge/freezer and dishwasher, central island with oak work surface and storage under, tiled flooring and a part vaulted ceiling with Velux windows, plus French doors opening to the landscaped rear patio and garden. Doors to Pantry Cupboard and Laundry/Boot Room.

#### Laundry Room & Boot Room

5.33m x 1.85m (17'5" x 6'0")

Double glazed window to rear, range of base units with oak work surface over, a selection of shelving, space for washing machine and fridge/freezer, tiled flooring and smooth coved ceiling with sunken spotlights. Door to side.

#### Dining Room

3.99m x 2.79m (13'1" x 9'1")

Double glazed window to front aspect, oak herringbone flooring and smooth coved ceiling.

#### Lounge

5.10m x 3.66m (16'8" x 12'0")

The formal lounge benefits from an open feature fireplace, carpet to floor and a smooth coved ceiling with sunken spotlights. Door to Study, plus French doors opening to the landscaped rear gardens.

#### Study

4.22m x 2.57m (13'10" x 8'5")

Two double glazed windows to the front aspect, range of fitted oak cabinets, carpet to floor and smooth coved ceiling.

### FIRST FLOOR

#### Landing

Airing cupboard, carpet to floor and smooth ceiling with access to the loft which is part boarded, with lighting and ladder fitted.

#### Master Bedroom

4.95m x 3.53m (16'2" x 11'6")

A delightful room with two double glazed windows overlooking the landscaped rear gardens, carpet to floor and smooth ceiling. Doors to Dressing Room & En-Suite Shower Room.

#### Dressing Room

2.72m x 2.60m (8'11" x 8'6")

Double glaze window to front aspect, range of fitted wardrobes plus vanity desk, carpet to floor and smooth coved ceiling.

#### Master En-Suite

2.72m x 2.44m (8'11" x 8'0")

Opaque double glazed window to

front aspect, modern fitted suite incorporating a wall hung WC, vanity wash hand basin with feature mirror above, walk-in double length shower, storage unit, fully tiled and smooth ceiling with sunken spotlights.

#### Bedroom Two

4.09m x 3.66m (13'5" x 12'0")

Double glazed window to rear aspect, range of built-in wardrobes and desk/dresser unit, carpet to floor and smooth ceiling with sunken spotlights.

#### Bedroom Three

3.54m x 3.38m (11'7" x 11'1")

Double glazed window to rear aspect, built-in wardrobes plus fitted dresser unit, carpet to floor and smooth coved ceiling with sunken spotlights.

#### Bedroom Four

3.31m x 3.23m (10'10" x 10'7")

Double glazed window to front aspect, built-in cupboard, carpet to floor and smooth ceiling with sunken spotlights.

#### Family Bathroom

2.77m x 1.94m (9'1" x 6'4")

Opaque double glazed window to front aspect, modern fitted suite consisting of a wall hung WC and vanity unit, panelled bath with central mixer taps, walk-in shower, fully tiled and smooth ceiling with sunken spotlights.

### EXTERIOR

#### Garage & Driveway

The property is approached via an electric gate which opens to a gravel driveway with parking for multiple vehicles, plus a detached garage with up and over door and has power and lighting fitted. The front gardens offer excellent screening to the front with a

selection of hedging, plus tree and flower borders and a lawn area, providing a tranquil approach to the home.

#### Rear Gardens

The landscaped rear garden is a wonderful asset to the property and can be accessed by both the Kitchen and Lounge, making it the perfect space for entertaining and al-fresco dining. There is a large patio area which wraps along the rear of the home and which adjoins a well manicured, level lawn area. In addition, there is a barbecue area to one side with a seating area and adjoins one of the out buildings, which has power and lighting fitted. As you walk down the garden you are screened by a variety of trees and shrubs and then welcomed by a magnificent oak tree to the rear border. Here, you can also find a large secondary outbuilding (currently a workshop & store) and log store.

#### 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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