

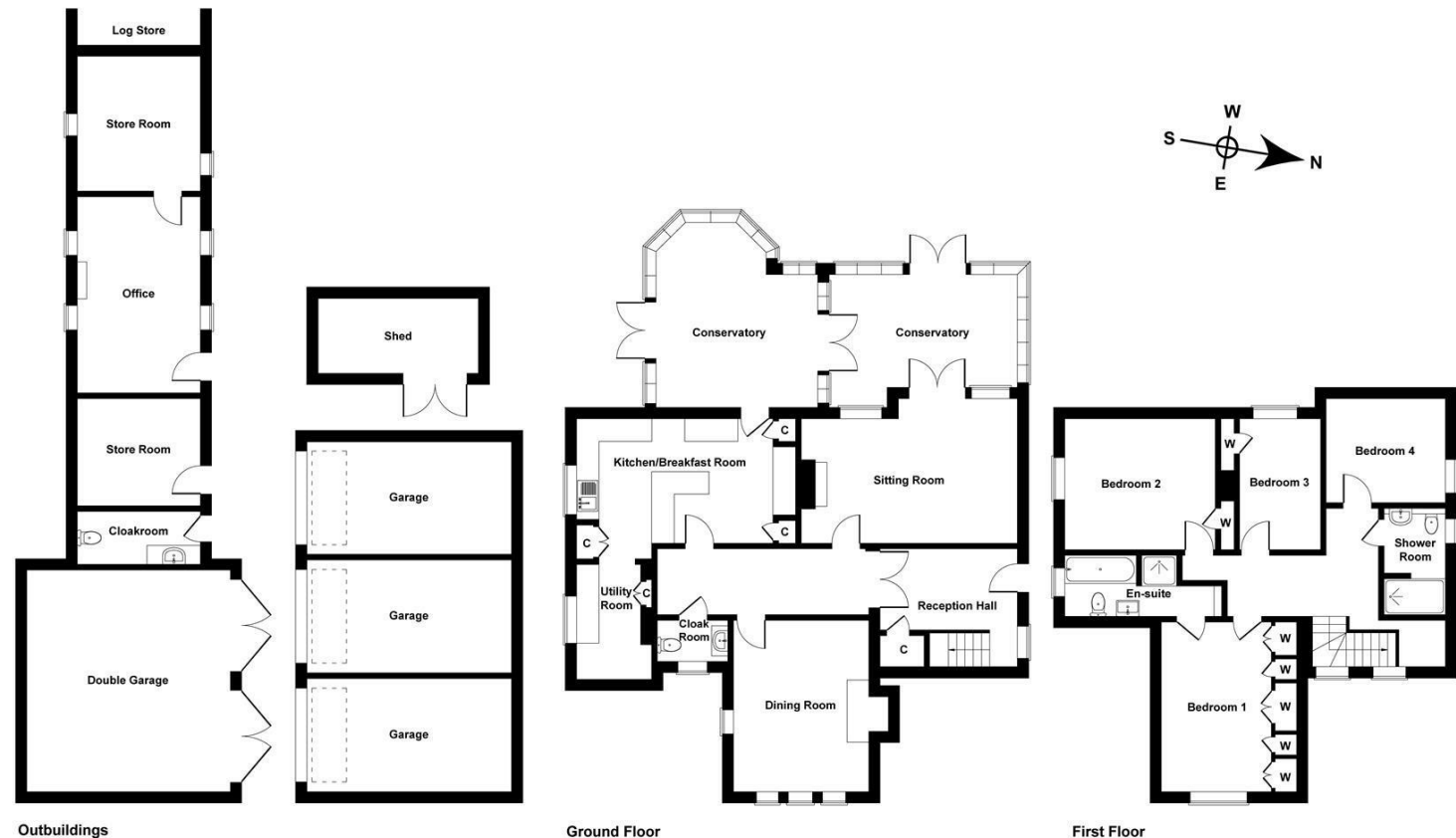
Paul Mason Associates



Spring Lane, Hatfield Peverel, Essex, CM3 2JW
Offers in excess of £795,000

- | Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|----------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| | | 61 | |
| | 34 | | |
| England & Wales | EU Directive
2002/91/EC | | England & Wales |
| | | | EU Directive
2002/91/EC |
| | | | |

Hatfield Peverel



Distances

Hatfield Peverel School - 1.9 miles

Hatfield Peverel Train Station - 2.7 miles

A12 Northbound - 2.5 miles

A12 Southbound - 2.9 miles

Maldon High Street - 3.9 miles

Chelmsford City Centre - 9.9 miles

All mileages are approx.

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 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

Lounge

5.74 x 3.79 (18'9" x 12'5")

Dining Room

4.50 x 3.34 (14'9" x 10'11")

Conservatory

9.68 x 4.96 (31'9" x 16'3")

Kitchen

5.82 x 3.33 > 3.79 (19'1" x 10'11" > 12'5")

Utility

2.86 x 1.85 (9'4" x 6'0")

Cloakroom

FIRST FLOOR

Bedroom One

4.49 x 2.98 (14'8" x 9'9")

En-Suite with Bath

Bedroom Two

3.93 x 3.65 (12'10" x 11'11")

Bedroom Three

3.60 x 2.44 (11'9" x 8'0")

Bedroom Four

2.84 x 2.76 (9'3" x 9'0")

Shower Room

EXTERIOR

Double Garage

5.89 x 5.53 (19'3" x 18'1")

Outbuilding

Triple Garage

3.46 x 5.27 (11'4" x 17'3")

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.

Property Services

Electric - Mains

Water - Mains

Drainage - Sewage Treatment Plant

Heating - Oil Central Heating

Local Authority - Braintree District Council



Paul Mason Associates

35 The Street
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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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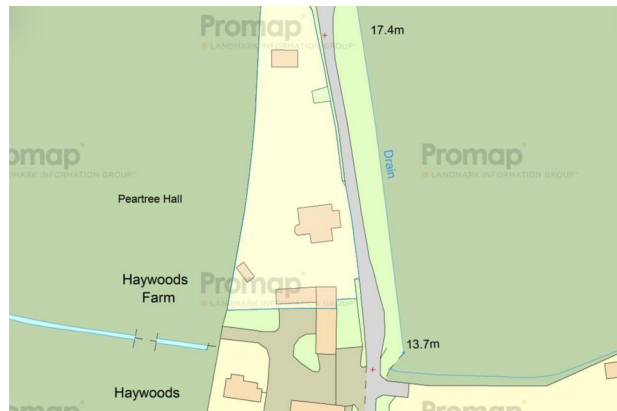
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