

Paul Mason Associates



The Street, Terling, Essex, CM3 2PG  
Guide price £950,000



- Highly desirable village of Terling, voted Essex village of the year in 2017
- Large detached family home, incorporating a self contained area
- Four good size bedrooms with three bathrooms and three WC's
- Four well proportioned reception rooms
- Self contained area with lounge, kitchen, WC, bedroom and bathroom
- Double car port to rear with ample off street parking, plus further parking to front
- Secluded rear garden measuring approx 92' x 65'
- Within walking distance of the highly regarded Terling CofE Primary School, popular Rayleigh Arms Gastro Pub, village shop/post office and more
- Offered for sale with no onward chain
- EPC - F

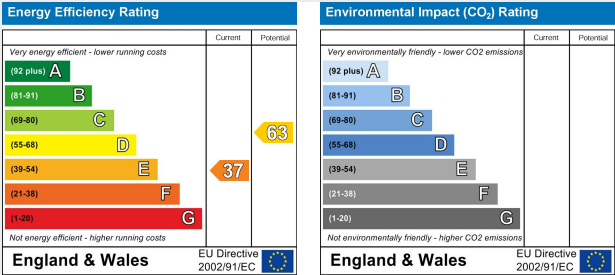
Paul Mason Associates are delighted to offer for sale this splendid detached family residence, situated in the highly desirable village of Terling. This wonderful family home is ideally set in the centre of the village within short walking distance of the highly regarded CofE Primary school, village shop/post office and popular Rayleigh Arms Gastro Pub, as well as many other amenities including Owls Hill Tearoom, Terling swimming pool, tennis courts and cricket club.

The village of Terling won the prestigious award of Essex village of the year in 2017 and is situated just outside of Hatfield Peverel, with mainline train station and road links to the A12, along with easy access to Chelmsford City Centre.

This attractive property boasts generous accommodation, ideal for the growing family, including a large self contained area giving flexible accommodation. In total the property comprises four good size bedrooms along with three bathrooms and three WC's, four well proportioned reception rooms and two kitchens. The self contained area offers its own double bedroom, bathroom plus additional WC, its own lounge and kitchen area.

To the outside there is a good size secluded and well maintained garden, measuring approx. 92' x 65'. There is also useful rear access leading to a large carport and ample parking area. The property is also well screen from the road with mature hedging to front, along with further parking. There is also ample scope and space to extend, subject to any required planning consent.

The property is offered for sale with the benefit of no onward chain, with an internal viewing highly recommended to appreciate this wonderful opportunity.



## Distances

Terling COE Primary School - 0.1 mile  
Hatfield Peverel Railway Station - 2.6 miles  
A12 Southbound 2.2 miles  
A12 Northbound 3 miles  
Witham Station and Shops - 4.4 miles  
Chelmsford City Centre - 9.9 miles  
Stansted Airport - 19.3 miles

(All Distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

3.62m x 1.97m (11'10" x 6'5")

#### Reception Hall

3.00m x 2.44m (9'10" x 8'0")

#### Cloakroom

#### Study

2.83m x 2.29m (9'3" x 7'6")

#### Dining Room

5.76m x 3.22m>2.44m (18'10" x 10'6">8'0")

#### Kitchen

3.46m x 2.90m (11'4" x 9'6")

#### Lounge

5.49m x 3.97m (18'0" x 13'0")

### FIRST FLOOR

#### Bedroom One

5.55m x 3.97m (18'2" x 13'0")

#### En-Suite

#### Bedroom Two

3.87m x 2.28m (12'8" x 7'5")

#### Bedroom Three

2.87m x 2.66m (9'4" x 8'8")

#### Family Bathroom

#### Separate WC

#### Landing

### SELF CONTAINED AREA

### GROUND FLOOR

#### Reception Hall

3.25m x 2.75m (10'7" x 9'0" )

#### Lounge

4.95m x 4.85m max (16'2" x 15'10" max)

#### Rear Lobby

#### Cloakroom

#### Kitchen

3.75m x 2.46m (12'3" x 8'0")

### FIRST FLOOR

#### Bedroom Four

3.84m x 3.78m (12'7" x 12'4")

#### Bathroom

#### Landing

### EXTERIOR

Large Carport & Driveway Providing Ample Parking

Rear Garden - Approx 92' x 65'

#### Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

Local Authority - Braintree

### Viewing Notes

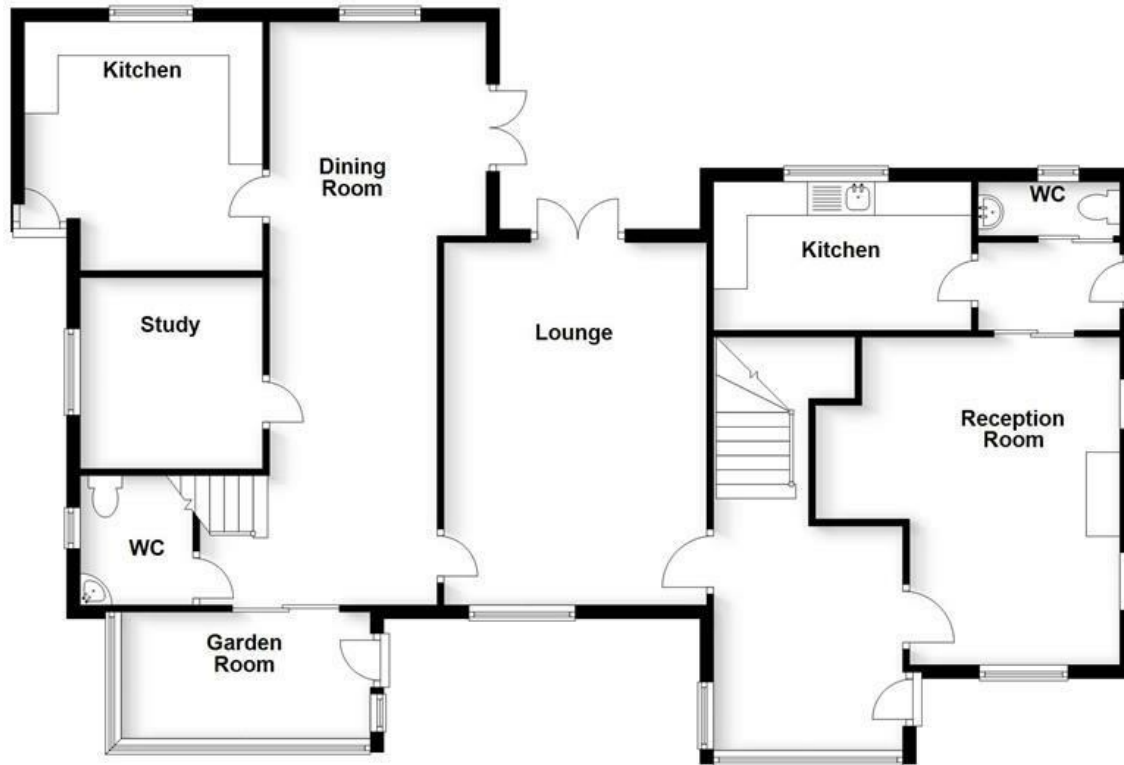
Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

### Important Notices

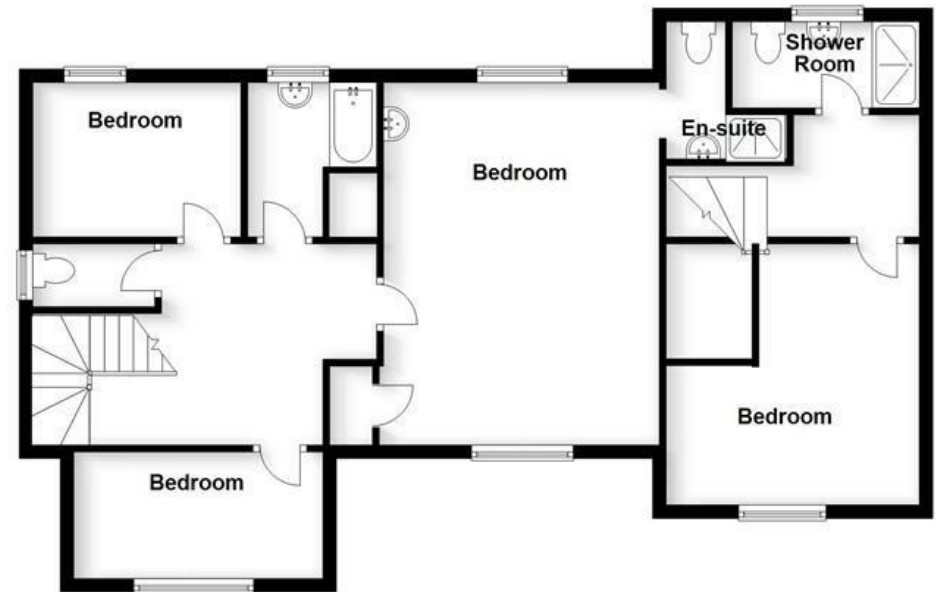
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Ground Floor



First Floor







**Paul Mason** Associates

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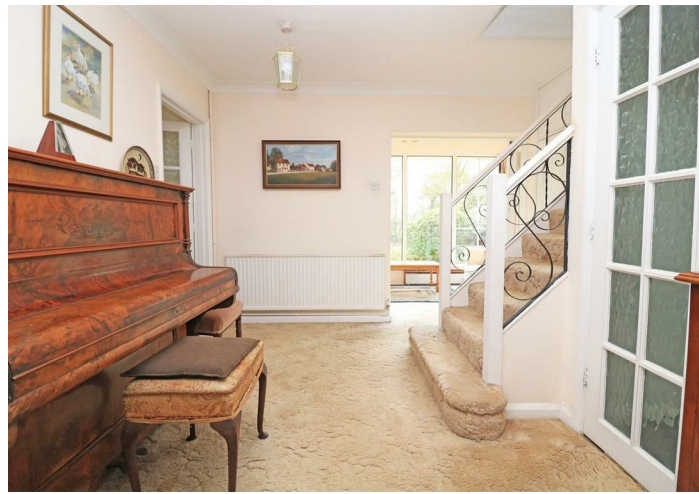
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Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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