

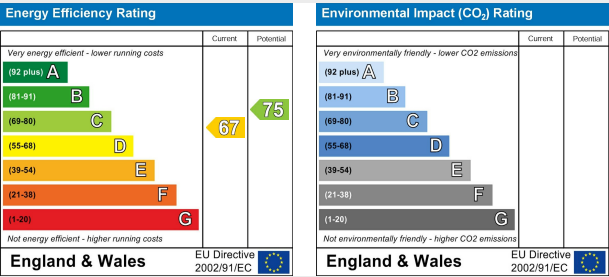
Paul Mason Associates

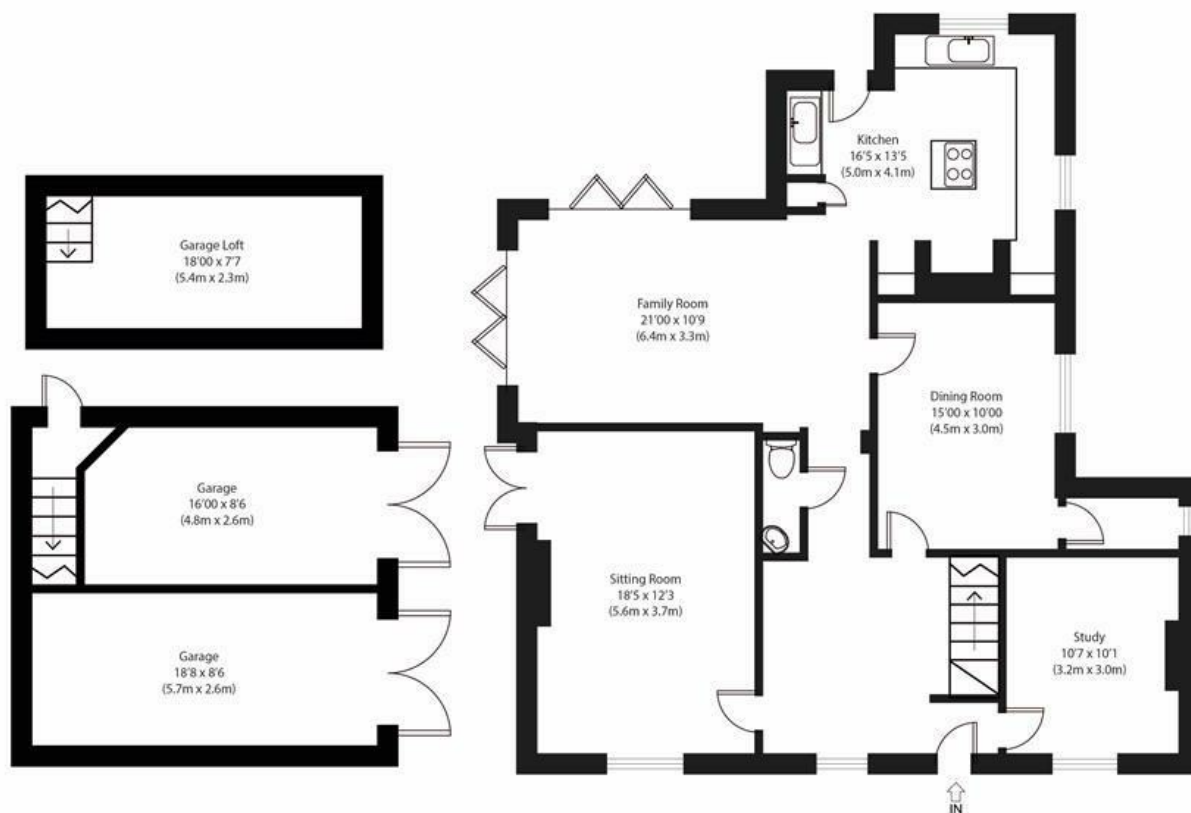


Terling Hall Road, Hatfield Peverel, Essex, CM3 2EZ
Guide price £1,175,000

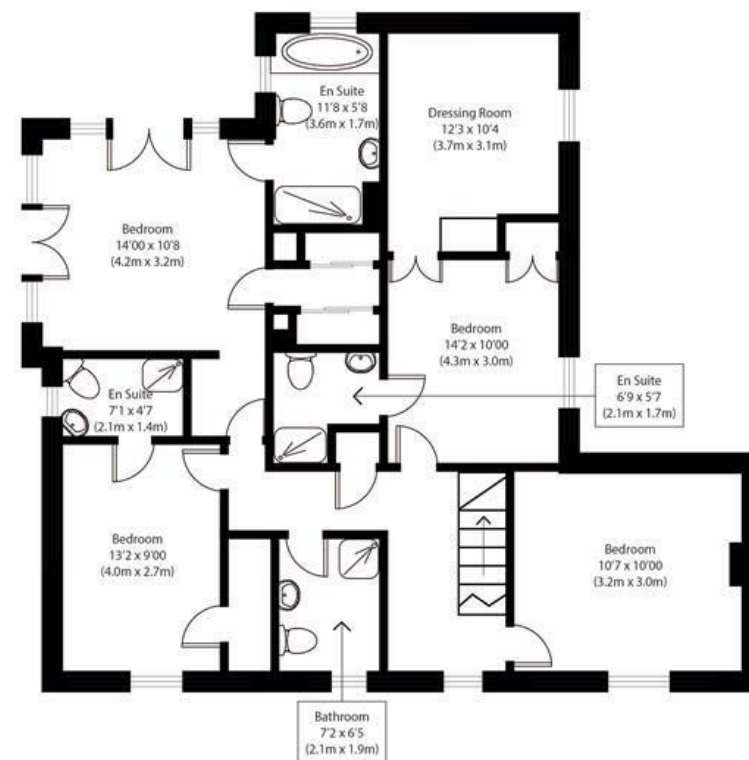
- Approx. 1.28 acres
- Semi rural location with wonderful views
- Master bedroom suite with full height windows to two sides offering farmland views
- Four double bedrooms
- Three bedrooms with both ensembles and dressing rooms
- Lounge, dining room and study
- Large open plan kitchen, breakfast room, sitting room
- Ground floor cloakroom
- Double garage with hobby room/gym over
- EPC - D

An exquisite detached cottage offering spacious accommodation with views over the established 1.28 acre plot and stunning views over the surrounding countryside. The residence provides a large open plan kitchen, breakfast and sitting room area with full height picture windows and doors to two sides that open up into the rear garden. The dual aspect lounge and separate dining room both have feature fireplaces incorporating log burning stoves. There is an additional reception room to the front which is currently being used as a study. To the first floor the main bedroom features stunning views from full height windows that incorporates two Juliet balconies and also includes a refitted four piece ensuite bathroom with separate dressing room. Bedroom two and three are both double rooms and enjoy ensuite facilities plus separate dressing rooms. Finally the first floor accommodation is completed with bedroom four which is also a double room and benefits from the guest bathroom. Externally the property is situated in an idyllic setting, surrounded by farmland and is approached via a five bar gar gate to the front leading to the driveway providing parking for several cars plus a detached double garage. Above the garage is a useful room which could be used as a gym or hobby room. The gardens are mainly laid to lawn, including formal gardens and a secluded lower garden, made up of a variety of mature tree, flowers and shrubs. There is an additional vehicular access to the side of the property via a further five bar gate providing a secluded storage area. The cottage is located on the outskirts of both Hatfield Peverel and Terling, within a country lane only a short drive from Chelmsford City centre. From the property there are good road links with the A12 only a short drive away which provide connections to the M25 and East Anglia. This unique residence is rarely available so an internal viewing is highly recommended. NO ONWARD CHAIN.





Ground Floor



First Floor



Approximate Gross Internal Area
Main House 2305 sq ft (214 sq m)
Garage 480 sq ft (45 sq m)
Total 2785 sq ft (260 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

Paul Mason ASSOCIATES

Distances

Terling Village - 2.4 miles

Hatfield Peverel - 2.2 miles

Mainline train station - 2.7 miles

A12 - 2.4 miles

Chelmsford City Centre - 7.3 miles

London Stansted Airport - 20 miles

All mileages

Accommodation

GROUND FLOOR

Entrance Porch

With lighting and part glazed solid wood entrance door leading to:

Entrance Hall

Window to front, tiled floor and wall light points. Stairs to first floor with understairs storage cupboard.

Lounge

5.61m x 3.73m (18'5" x 12'3")

Window to front and glazed French doors to side leading to the gardens. Wall light points and brick fireplace incorporating log burner stove.

Dining Room

4.57m x 3.05m (15'0" x 10')

Window to side and door to kitchen.

Wood Flooring and brick fireplace incorporating a log burning stove, display dresser units to either side. Wall light

points and half timber panelled walls.

Door to a large storage cupboard with window to front and wood flooring.

Study

3.23m x 3.07m (10'7" x 10'1")

Window to front and wall light points.

Ornate fireplace with provisions for an open fire, tiled hearth.

Open Plan Kitchen/Breakfast/Sitting Room

Breakfast/Sitting Room

6.40m x 3.28m (21' x 10'9")

Two sets of glazed bi-folding doors to the rear garden. Tiled floor and wall light points. Door to dining room and opening to:

Kitchen

5.0m x 4.1m (16'4" x 13'5")

Windows to side and rear. Units fitted to eye and base level finished with solid wood work surfaces, inset butler style sink with mixer taps and drainer. Island unit finished with Granite work surfaces incorporating four ring hob with built-in oven below. AGA, Integrated dishwasher, washing machine, fridge/freezer, built-in microwave. Additional butler sink. Half glazed stable door to the rear garden.

Cloakroom

White suite comprising wall mounted wash hand basin and low level WC. Tiled floor and inset ceiling lights.

FIRST FLOOR

Landing

Window to front and stairs to ground floor. Airing cupboard housing hot water cylinder. Access to loft. Wall light points.

Bedroom One

4.47m x 3.25m (14'8 x 10'8)

Two sets of glazed French doors with Juliet balcony and full height windows to two sides all overlooking the gardens and open farmland beyond . Exposed brickwork, door to ensuite and door to:

Dressing Room

Inset ceiling lighting. Fitted wardrobes and storage shelves.

Ensuite

Window to side and rear both with views. White suite comprising freestanding bath with central mixer taps, large shower cubicle with drench head and hand held shower, inset sink unit with mixer taps and vanity unit below, low level WC. Tiled walls and tiled floor with underfloor heating and dual fuel heated towel rail. Inset ceiling lights.

Bedroom Two

4.32m x 3.06m (14'2" x 10'0")

Window to side. Wall light points and door to ensuite. Built-in wardrobes to one wall with concealed door leading to:

Dressing Room/Study

3.73m x 3.15m (12'3 x 10'4)

Window to side and inset ceiling lighting.

Fitted wardrobes

Ensuite

White suite comprising enclosed shower cubicle, pedestal wash hand basin and low level WC. Tiled walls and tiled floor with underfloor heating. Inset ceiling lighting. Heated dual fuel towel rail.

Bedroom Three

4.0m x 2.7m (13'1" x 8'10")

Window to front. Wall light points, door to ensuite and door to:

Dressing Room

Fitted hanging rails and storage shelves.

Ensuite

Window to side. White suite comprising corner shower cubicle, inset wash hand basin with vanity unit below and low level WC. Tiled walls and tiled floor with underfloor heating. Inset ceiling lighting and heated dual fuel towel rail.

Bedroom Four

3.23m x 3.05m (10'7" x 10')

Window to front and wall light points.

Family Bathroom

Window to front. White suite comprising corner shower cubicle, pedestal wash

hand basin and low level WC. Tiled walls and tiled floor. Wall light points and inset ceiling lighting.

EXTERIOR - Approx. 1.28 acres

Gravel driveway and five bar gate leading up to the property with access to the entrance porch and double garage. Most of the gardens are mainly laid to lawn with various flowers and shrubs. Paved terrace patio area with views over the formal gardens and adjoining farmland beyond. Lower secluded gardens with various mature trees, summerhouse and timber storage shed with power connected. Further five bar gate with additional access to the road, two metal storage sheds. Outside power sockets and lighting. Log store. Outside oil fired boiler and storage tank.

Double Garage

5.73 m x 5.23m max (18'9" m x 17'1" max)
Two sets of double hinged doors to front. Power and lighting connected. Side access with stairs leading to a first floor hobby room/gym, power and data connected. Electric car charging point and solar panels externally.

Viewings.

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

Services

Oil fired central heating, private drainage.

N.B

There is currently an annual payment to Lord Rayleigh Farms for use of the separate side access road. There is also a covenants on the land restricting development of an additional dwelling within the plot.

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.



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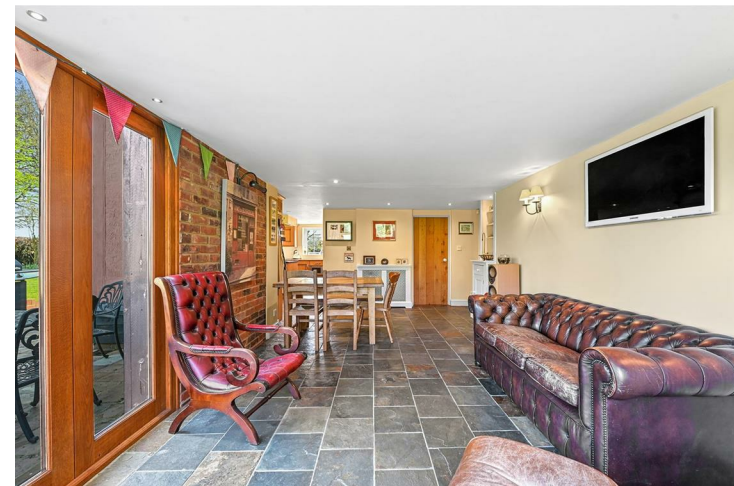
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