

Paul Mason Associates



Roxwell Road, Writtle, Chelmsford, CM1 3RU

Offers in excess of £450,000

- Semi-Detached Cottage Adjoining Farmland
- Three Bedrooms
- Lounge / Dining Room
- Dual Aspect Kitchen / Breakfast Room With Views To Side & Rear
- Modern Fitted Bathroom With Bath & Separate Shower
- Utility Room
- Large Loft With Fitted Staircase & Plumbing Fitted (Potential To Convert STPC)
- Extensive Parking For Numerous Vehicles
- Rear Garden Adjoining Farmland
- Easy Access To Writtle Village & Chelmsford City

Gary Townsend at Paul Mason Associates offers this delightful three bedroom semi-detached cottage which enjoys wonderful far reaching views, yet only being a short walk from Writtle Village and a few minutes drive of Chelmsford City Centre. To the ground floor, the property benefits from a dual aspect Lounge / Dining room, modern fitted Kitchen / Breakfast room opening to the rear garden, large Utility, modern fitted Bathroom and an exposed brick Hallway. The first floor offers three bedrooms plus a separate staircase leading to a Loft Room which could become a wonderful additional Bedroom / Study (STPC).

The property is situated close to the historic village of Writtle, located to the South West of Chelmsford and is desired for its picturesque Green (complete with duck pond) and Norman church. It has a convenient selection of shops including a post office, a butcher's shop, tea rooms, plus a supermarket and other independent shops surrounding the village green. It also benefits from a range of highly regarded restaurants and pubs. There is a pre-school, a primary school and a senior school and is also home to Writtle College; one of the UK's oldest and largest agricultural colleges. A wider selection of leisure and shopping facilities, plus rail and road links, can be found in nearby Chelmsford City.

West Warren Cottage, Roxwell Rd, Writtle. CM1 3RU

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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			
		43	68

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

DISTANCES

Chelmsford Station: 2.0 miles
(Liverpool Street from 34 mins)
Ingatestone Station: 7.5 miles
(Liverpool Street from 29 mins)
M25: 13 miles
Stansted Airport: 16 miles
Writtle Infant & Junior School: 1.5 miles
Writtle College (APU): 0.5 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

The entrance hall has a wonderful exposed brick feature wall and leads to all the ground floor rooms and the stairs to the first floor, radiator, wooden flooring and smooth ceiling with loft access.

Kitchen / Breakfast Room

4.05m x 3.83m (13'3" x 12'6")
Dual aspect with double glazed window to side and large sliding patio doors enjoying far reaching views across open farmland.
Range of fitted base and wall units with granite effect work surface incorporating a one and half bowl sink drainer unit with central mixer tap and tiled splashback, electric Smeg range cooker with extractor hood over, integrated dishwasher, space for fridge/freezer, flooring is tiled with underfloor heating and smooth ceiling with sunken spotlights.

Lounge / Dining Room

6.31m x 3.65m (20'8" x 11'11")
Dual aspect with double glazed windows to front and side, radiator, understairs storage cupboard, wood effect flooring and smooth ceiling.

Utility Room

4.07m x 1.41m (13'4" x 4'7")
A large space consisting of modern fitted base and wall units with wood effect worksurface incorporating a single bowl sink drainer unit with central mixer tap, space for washing machine and tumble dryer, oil fired boiler, tiled flooring and polycarbonate roof creating additional light.

Family Bathroom

3.13m x 1.77m (10'3" x 5'9")
The spacious bathroom is part tiled and fitted with a modern suite consisting of a double shower, panelled bath with central mixer tap and shower attachment over, vanity wash hand basin, LLWC, heated towel rail, tiled flooring with underfloor heating and smooth ceiling with sunken spotlights.

FIRST FLOOR

Landing

Stairs to loft room, carpet to floor and smooth ceiling with smoke detector fitted.

Bedroom One

3.13m x 2.79 (10'3" x 9'1")
Double glazed window to front, radiator, carpet to floor and smooth coved ceiling.

Bedroom Two

3.65m x 2.59m (11'11" x 8'5")
Double glazed window to side with far reaching views across farmland, radiator, carpet to floor and smooth coved ceiling.

Bedroom Three

3.12m x 1.97m (10'2" x 6'5")
Double glazed window to rear with far reaching views across farmland, radiator, carpet to floor and smooth coved ceiling.

SECOND FLOOR

Loft Room

5.90m x 2.86m (19'4" x 9'4")
Accessed via a fitted staircase, LLWC, wash hand basin, wall heater, carpet to floor and eaves storage. This room has potential to extend and would be an ideal bedroom or office (STPC).

DRIVEWAY & PARKING

The property is approached via a gravel driveway and offers extensive parking for numerous vehicles.

REAR GARDEN

The rear garden enjoys views over farmland with beautiful sunsets when the weather allows. The outside area has been recently

landscaped with a large patio laid to porcelain tiles, making it ideal for barbecues and entertaining, plus there is a large storage shed and access gate to front, all set behind a lowered fence line to maximise the views on offer.

Important Notices

Please be aware of the proposed Crest Nicholson Development to the rear land of the property. Full Information can be found at:
(<https://www.chelmsford.gov.uk/media/g7-21-01545-out.pdf>)

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.

Viewings

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



Paul Mason Associates

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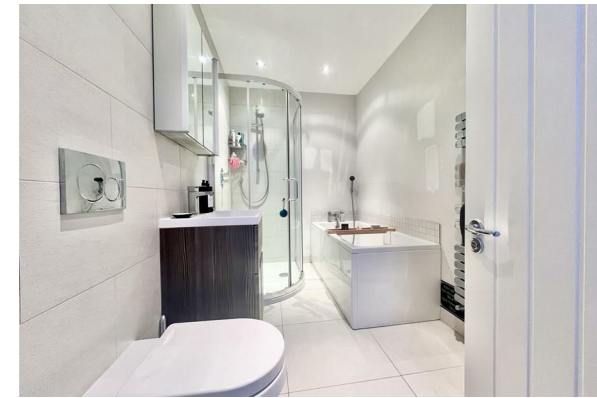
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