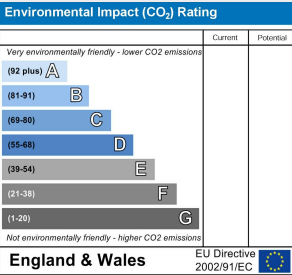
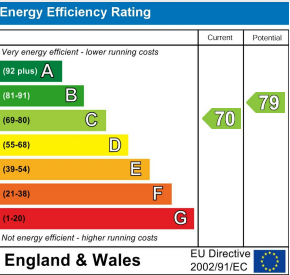


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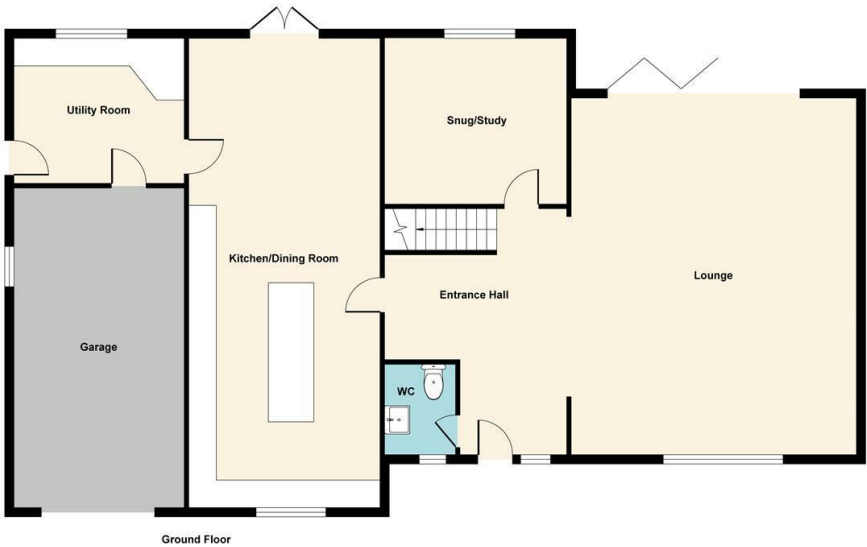
Meadow Bank, Hatfield Peverel, Essex, CM3 2DE
Guide price £800,000

- Private turning of just two properties
- Secluded and mature plot approaching half an acre
- Completely refurbished to a high standard throughout - Extended detached family home
- Four double bedrooms, re-fitted modern family bathroom and ground floor cloakroom, plus ensuite shower room
- Splendid re-fitted 27'1 x 11'8 kitchen/dining/family room plus separate re-fitted utility room
- 21' x 16'2 lounge plus separate snug/study
- Two garages plus ample parking
- Useful outbuildings including summerhouse and large hobby/games room
- Replaced windows and doors throughout - 27 solar panels with 2 x 5KW battery storage units
- EPC - C



GUIDE PRICE £800,000 - £850,000Paul Mason Associates are delighted to offer for sale this extended detached family home, which has been completely refurbished by the present sellers to an extremely high standard. The property is situated in a private road of just two properties, approx half a mile from the train station with direct links to London Liverpool Street. There is easy access to the A12, along with a short walk to the village centre, with a range of amenities including shops, pubs/restaurants and bus service. 'The Pines' is centrally positioned within the secluded plot, which is approaching half an acre, offering ample space to both sides and rear, offering room to extend further, subject to any required planning consent. To the first floor the accommodation includes a large landing with access to four good size double bedrooms, en-suite shower room to master bedroom plus re-fitted four piece family bathroom. To the ground floor the main feature is the stunning 27'1 x 11'8 re-fitted kitchen/dining/family room with quartz work tops and a range of appliances. The ground floor also offers a spacious entrance hall, 21' x 16'2 lounge with bi-fold doors leading to the garden, re-fitted utility room, snug/study and re-fitted cloakroom/WC. Externally the property boasts a splendid outside kitchen, ideal for entertaining, two single garages, various outbuildings including a summerhouse and useful large hobby/games room and driveway providing ample off street parking. Further noted features include 27 solar panels with 2 x 5KW battery storage units to remain, air conditioning units in the 3 main bedrooms, underfloor heating to the entire ground floor, replaced windows and doors, re-plastered walls and ceilings throughout and a Sonos speaker system, integrated into the ceilings. Given the properties position and good size plot, it also has development potential as a building plot for several properties, subject to required planning consent.

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Location....

The property is located in the delightful village of Hatfield Peverel, 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.

Distances

Hatfield Peverel Train Station - 0.5 miles
Hatfield Peverel Primary School - 0.9 miles
A12 Northbound - 0.5 miles
A12 Southbound - 0.4 miles
Chelmsford Town Centre - 6.9 miles
Stansted Airport - 21.7 miles

(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Replaced composite entrance door. Stairs to first floor with under stairs recess area. Inset spot lighting. LVT flooring with underfloor heating. Radiator.

Cloakroom

Replaced double glazed window to front. Modern re-fitted white suite with brushed brass fittings comprising low level WC and vanity wash hand basin with mixer taps. Heated towel rail. Tiled walls. LVT flooring with underfloor heating.

Lounge

6.41m x 4.95m (21'0" x 16'2")
Replaced double glazed window to front and double glazed bi-fold doors to rear. Feature full height stoned fireplace with fitted log effect gas fire. LVT flooring with underfloor heating. Radiator. Wall light points.

Snug/Study

3.26m x 2.97m (10'8" x 9'8")
Replaced double glazed window to rear. Inset spot lighting. Underfloor heating.

Kitchen/Dining/Family Room

8.27m x 3.56m (27'1" x 11'8")
Replaced double glazed window to front and French doors to rear. An extensive range of modern re-fitted units to eye and base level finished with Quartz work surfaces incorporating sink unit with mixer taps, including Boiling Water Tap. Large Quartz breakfast bar. Integrated appliances including dishwasher, fridge and freezer. Range style cooker with extractor hood over. Porcelain tiled flooring with underfloor heating. Inset spot lighting. Door to:-

Utility Room

2.97m x 2.58m (9'8" x 8'5")
Replaced double glazed door to side. An extensive range of modern re-fitted full height units incorporating washing machine, tumble dryer and gas fired boiler. Porcelain tiled flooring with underfloor heating. Inset spot lighting. Door to garage.

FIRST FLOOR

Bedroom One

4.59m + wardrobes x 4.29m (15'0" + wardrobes x 14'0")
Replaced double glazed window to front and side. An extensive range of built in wardrobes to one wall with mirrored sliding doors. Radiator. Coved ceiling. Fitted air conditioning unit to remain. Door to:-

En-Suite

Replaced obscure double glazed window to front. White suite comprising shower cubicle with tiled surround, vanity wash hand basin with mixer taps and storage surrounding and low level WC. Fully tiled walls. Coved ceiling.

Bedroom Two

3.76m x 3.00m (12'4" x 9'10")

Replaced double glazed window to rear.

Radiator. Coved ceiling. Fitted air conditioning unit to remain.

Bedroom Three

3.27m x 3.23m (10'8" x 10'7")

Replaced double glazed window to rear.

Radiator. Coved ceiling. Built in storage cupboard.

Bedroom Four

3.25m x 3.01m (10'7" x 9'10")

Replaced double glazed window to front.

Radiator. Coved ceiling. Large built in storage cupboard with lighting, ideal as a small office/homework area. Fitted air conditioning unit to remain.

Family Bathroom

Replaced double glazed window to rear.

Modern re-fitted four piece white suite with brushed brass fittings comprising free standing bath with mixer taps, low level WC and vanity wash hand basin with mixer taps. Separate shower cubicle. Heated towel rail. Fully tiled walls and flooring.

Landing

Stairs to ground floor. Airing cupboard. Coved ceiling. Storage cupboard. Access to insulated and partially boarded loft via pull down ladder.

EXTERIOR

Outside Kitchen

A splendid covered outside kitchen with fitted units, worktops and appliances. Tiled flooring and lighting.

Gardens

The property boasts a splendid mature and

secluded plot approaching half an acre and is approached via a private shingled drive, leading to this property and just one other. The property boasts an extensive range of mature flowers, trees and shrubs, along with large lawned gardens to all sides. Large paved patio with feature pond and water feature. Outside lighting and water tap. Large driveway to front providing ample off street parking. Further lighting to front. Good size timber framed shed with power and lighting.

Summerhouse

5.94m x 3.81m (19'5" x 12'5")

A detached summerhouse with power and light connected.

Hobby/Games Room

7.52m x 4.07m (24'8" x 13'4")

A splendid detached multi purpose room, ideal as a hobby room, games room or home gym, but which could easily be converted to suit any requirements. Power and light connected.

Garage One

Up and over door to front. Power and light connected. Door to utility room.

Garage Two

A further single garage located separate to the property on the entrance to the driveway, with additional parking to front.

Features and Services

The property benefits from solar panels. 27 solar panels with 2 x 5KW battery storage units to remain.

Air conditioning units to remain in the 3 main bedrooms.

Underfloor heating to the entire ground floor. Replaced windows and doors throughout.

Sonos speaker system, integrated into ceilings.

Gas central heating. Mains water supply and drainage.

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.

Viewings

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



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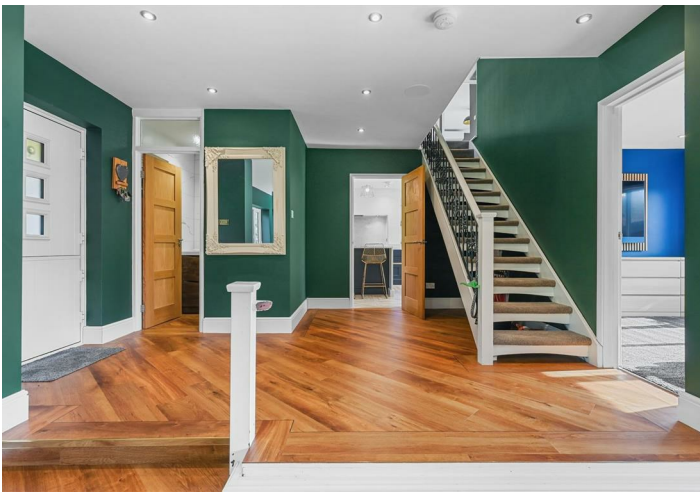
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Sales | Lettings | Development | Investment

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