

Paul Mason Associates



East View, Writtle, Chelmsford, CM1 3NN

Guide price £850,000

- Fully Modernised Detached Family Home
- Four Double Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen With Miele Appliances
- En-Suite To Master Bedroom Plus Family Bathroom
- Detached Home Office / Gymnasium
- Galleried Landing Overlooking Allotments
- Garage Plus Gated Driveway
- Professionally Landscaped Gardens
- Internal Viewing Highly Recommended

COMPLETE CHAIN ABOVE.....Gary Townsend asked the owners why they chose the property. Here's what they said:

"We chose this house for its idyllic location, which connects us to nature, the outdoors, and the welcoming village community. The garden is a secluded oasis—ideal for alfresco dining—and the children are out there playing almost all year round.

A wall of trained apple trees separates the main garden from a private relaxation area, which leads on to a purpose-built gym or home office. The planting is designed to be low-maintenance, with something of interest in every season, and it's as much a haven for birds and wildlife as it is for us.

The setting is peaceful and picturesque, with open views over the allotments to the front and a handy park right next door. During lockdown, we discovered a beautiful public footpath just fifty metres down the road, winding through countryside and leading to a stream where the children love to splash and explore.

Despite the tranquillity, we're just a short walk from the village green and all the local amenities—it's the perfect balance of countryside calm and community connection."

Writtle Village offers all the village amenities required, including pubs, restaurants, doctor's surgery, butchers, but to name a few. This historic village also offers delightful countryside walks as well as the neighbouring Hylands Park. Chelmsford City (voted 2nd best place to live, The Times 2025) is in close proximity for further shopping and leisure facilities, and can be accessed via parkland walks if

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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	
65	78
EU Directive 2002/91/EC	

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	
EU Directive 2002/91/EC	

DISTANCES

Chelmsford Station 3.7 miles
(Liverpool Street from 34 minutes)
Ingatestone Station 6.1 miles
(Liverpool Street from 29 minutes)
King Edwards Grammar School: 3.1 miles
Chelmsford County High School : 3.3 miles
A12 4 miles, M25 13 miles
Stansted Airport 18 miles

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Opaque window to front, radiator, tiled flooring and smooth ceiling. Door to Hallway

Hallway

Stairs to first floor, radiator, oak flooring and smooth ceiling with smoke alarm fitted.

Cloakroom

Opaque window to side, LLWC, pedestal wash hand basin with tiled splashback, radiator, tiled flooring and smooth ceiling.

Kitchen Area

4.23m x 3.31m (13'10" x 10'10")
Double glazed window to rear, range of modern base and wall units with quartz work surface incorporating a one and a half bowl sink unit with central mixer tap, built-in appliances to include Miele oven, Miele steam oven and warming drawer, induction hob with retracting extractor hood, integrated fridge, space for dishwasher, underfloor heated oak flooring, and smooth ceiling. Open plan to Dining Area.

Dining Area

5.41m x 3.18m (17'8" x 10'5")
Double glazed window to front,

feature fireplace with wooden surround, underfloor heated oak flooring, and smooth ceiling. Doors to Lounge and Family Room, plus bi-folding doors to rear garden.

Lounge

4.80m x 3.68m (15'8" x 12'0")
Double glazed window to front, underfloor heated oak flooring, and smooth ceiling. Glazed double doors to Family Room.

Family Room

3.70m x 3.17m (12'1" x 10'4")
Double glazed window to rear, underfloor heated oak flooring, and smooth ceiling. Door to Dining Area and French doors to rear garden.

Inner Lobby

5.72m x 1m (18'9" x 3'3")
Providing covered access to the Utility Room plus doors to the driveway and rear garden.

Utility Room

3.07m x 2.73m (10'0" x 8'11")
Double glazed window to rear, base and wall units with roll top work surface and ceramic sink, space for washing machine and tumble dryer, tiled flooring and smooth ceiling. Courtesy door to Garage.

FIRST FLOOR

Galleried Landing / Study Area

Three double glazed windows to the front aspect with views over the neighbouring allotments, radiator, airing cupboard, carpet to floor and smooth ceiling.

Bedroom One

3.71m x 3.39m (12'2" x 11'1")
Double glazed window to front, radiator, carpet to floor and smooth ceiling.

Jack & Jill En-Suite

Fully tiled with double width shower, LLWC, wall hung hand basin, heated towel rail, extractor fan, tiled flooring and smooth ceiling. Door to Bedroom Four.

Bedroom Two

3.19m x 3.00 (10'5" x 9'10")
Double glazed window to rear, built-in wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom Three

3.33m x 3.21m (10'11" x 10'6")
Double glazed window to rear, built-in wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom Four

3.71m x 2.84m (plus 3.71m corridor) (12'2" x 9'3" (plus 12'2" corridor))
With double glazed window to rear plus Velux, radiator, carpet to floor and smooth ceiling.

Family Bathroom

Opaque double glazed window to side, fully tiled, panelled bath with central mixer taps and electric shower over, LLWC, vanity wash hand basin, heated towel rail, extractor fan, tiled flooring and smooth ceiling.

EXTERIOR

Driveway & Garge

The property benefits from off road parking for several vehicles and is set behind a laurel hedge with five bar gate and leads to the single garage with electric roller door fitted.

Gardens

The rear garden has been professionally landscaped and is ideal for al-fresco dining with its various porcelain tiled patio areas surrounded by architectural planting and specimen trees. There is

currently a child's play area to one side and an additional patio area to the other, where the Home Office / Gymnasium can also be found. There is also a play house, access to the front, outside power and lighting, plus exterior water supply.

Home Office / Gymnasium

3.67m x 2.08m (12'0" x 6'9")
A detached structure with double glazed windows to front, power and lighting fitted, French doors to roof lantern.

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.



Paul Mason Associates

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