



Paul Mason Associates

St. Johns Green, Chelmsford, CM1 3DZ
Guide price £950,000

- Delightful Period Home Overlooking St. John's Green
- Four Double Bedrooms
- Range Of Period Features Throughout
- Lounge With Large Inglenook Fireplace & Wood Burner
- Vaulted Dining Room Opening To Side Garden
- Open Plan Kitchen Plus Utility Room
- Further Reception Room
- Dressing Room & En-Suite Bathroom To Second Floor Bedroom
- Private Off Road Parking With Electric Charging Point Plus Gardens
- Prime Location In The Heart Of The Village

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	

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	

Complete Chain Above Gary Townsend at Paul Mason Associates proudly offers this wonderful four double bedroom Grade II Listed Period Home situated on the desirable St. John's Green in the heart of Writtle, just a stone's throw from its picturesque Village Green. The property has been sympathetically enhanced over the years and now offers a wealth of character and charm, yet with a modern touch, making for a wonderful family home. The accommodation is set over three floors and there is scope to extend further (STPC) if so desired.

The village has been described as 'one of the loveliest in England' with its picturesque Green (complete with duck pond) and Norman church. It has an excellent choice of shops including a post office, butcher's shop, supermarket and boasts a number of highly regarded restaurants and pubs. It also provides schooling up to Year 6 and is also home to Writtle College, one of the UK's oldest and largest agricultural colleges.

The nearby city of Chelmsford offers a very wide range of amenities including a bustling shopping centre, three superb private prep schools, two outstanding grammar schools, and a well-known independent school (New Hall), while the renowned Felsted School is only 12 miles to the northeast. It also has excellent transport links, with a station on the mainline into London Liverpool Street, access onto the A12, and Stansted airport 17 miles to the northwest.

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DISTANCES

Chelmsford Station: 2.6 miles
Ingatestone Station: 5.6 miles
A12: 4.2 miles / M25: 13 miles
Stansted Airport: 17 miles
King Edward's Grammar School: 2.3 miles
Chelmsford County High School: 2.5 miles

ACCOMMODATION

GROUND FLOOR

Porch

Oak flooring and smooth ceiling with sunken spotlights.

Entrance Hall

Stairs to first floor, radiator, oak flooring and smooth ceiling. Doors to Family Room and Lounge.

Lounge

4.57m x 3.70m (14'11" x 12'1")
A light and airy room with dual aspect sash windows to front and rear, large inglenook fireplace with inset log burner and oak mantel, range of built-in storage cupboards and shelving, radiators, quarry tiled flooring and exposed beams to ceiling.

Family Room

3.51m x 3.08m (11'6" x 10'1")
A dual aspect room with sash windows to front and side, feature fireplace, radiator, oak flooring and smooth ceiling with sunken spotlights. Door to Kitchen.

Kitchen Area

4.62m x 3.10m (15'1" x 10'2")
A dual aspect room with sash windows to side and rear, a range of framed base and wall units set under a mixture of granite and oak work surfaces and incorporating a ceramic butlers sink with central mixer tap.

There is a 6 ring Rangemaster gas cooker plus integrated Miele dishwasher and fridge/freezer, plus additional free standing central island with marble surface. Tiled flooring and smooth ceiling with sunken spotlights and door to Inner Lobby leading to the Utility and Cloakroom. Open to Dining Area.

Dining Area

4.78m x 2.37m (15'8" x 7'9")
A wonderful vaulted area adjoining the kitchen making it ideal for entertaining. In addition are two full height sash windows overlooking the courtyard and there is a stable door leading to the side garden.

Inner Lobby

Doors to understairs storage cupboard, Utility and Lounge.

Utility

Space for washing machine and tumble dryer, shelving, plus doors to Cloakroom and Rear Garden

Cloakroom

Opaque window to rear, part tongue & groove walls with LLWC, wash hand basin with storage under, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

FIRST FLOOR

Landing

Two windows to rear, storage cupboard, radiator, carpet to floor and smooth ceiling with sunken spotlights and staircase to Bedroom One.

Bedroom Two

3.92m x 3.74m (12'10" x 12'3")
Sash window to front overlooking St. John's Green, two separate integrated wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom Three

3.53m x 3.24m (11'6" x 10'7")
Dual aspect with sash windows to both front and side, storage cupboard, radiator, carpet to floor and smooth ceiling.

Bedroom Four

3.53m x 2.28m (11'6" x 7'5")
Sash window to side, radiator, carpet to floor and smooth ceiling.

Family Bathroom

Having been fully refurbished, this indulgent bathroom has a sash window to side and benefits from a freestanding Slipper bath tub, double shower, full height cistern WC, character heated towel rail, wash hand basin with tiled splashback, Karndean flooring and smooth ceiling with sunken spotlights.

Second Floor

Bedroom One

5.51m x 3.35m (18'0" x 10'11")
Sash window to the front aspect with desk area overlooking St. John's Green, radiators, painted brick chimney breast, eaves storage, carpet to floor and smooth ceiling with sunken spotlights. Door to Dressing Area and En-Suite Bathroom.

Dressing Room

An additional space ideal for clothes storage and selection of drawer units. Roof light and open to Bathroom, plus door to storage area.

En-Suite Bathroom

A cosy space to relax and unwind. Tiled bath with central mixer tap, LLWC, wash hand basin, radiator, wood effect flooring and smooth ceiling.

EXTERIOR

Driveway & Parking

To enhance the property, the current owners have incorporated a double width cobbled driveway with brick wall surround and which also benefits from an electric car charge point, plus outside lighting.

Gardens

The property's garden wraps around the property providing varying amounts of sunlight and shade throughout the day. From the kitchen you can either continue onto the main lawn which has an array of tree and flower borders, or you could use the flagstone courtyard which offers a wonderful space for barbecues and al-fresco dining. The rear of the property had been laid to artificial lawn and was used as the children's play area, but investigative work was started for an extension (ref: 21/01211/FUL). There is also a range of useful storage sheds.

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.

Viewings

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



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