

Paul Mason Associates



Oak Manor View, Great Leighs, Chelmsford, CM3 1GZ
Guide price £650,000

- Detached Six Bedroom Family Home
- En-Suite & Dressing Room To Master Bedroom
- Further En-Suite To Bedroom Four, Plus Additional Bathroom & Shower Rooms
- Dual Aspect Lounge With Log Burner
- Family Room
- Kitchen / Dining Room Plus Utility
- Gymnasium / Home Office With Underfloor Heating & Hard Wired Internet
- Bedroom Six / Study
- Low Maintenance Designed Rear Garden
- Off Road Parking For Numerous Vehicles

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		77	84
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			

Gary Townsend at Paul Mason Associates offers this extended, six bedroom family home which provides spacious accommodation set over three floors. The ground floor offers two reception room plus an L shaped kitchen / dining room plus utility and cloakroom, The six bedrooms are set over two floors and are serviced via four bath / shower rooms providing comfortable living. An added bonus is the Gym / Home Office which has been hard wired for internet and also offers underfloor heating. The low maintenance garden finishes off this spacious home which situated in a favoured position in the heart of the village.

Great Leighs itself is conveniently located between Braintree to the North and Chelmsford to the South, thus providing excellent road access to the A12 (for London and M25) and the A120 (leading to Stansted Airport and the M11). The property sits in the heart of this popular village and is just a short walk to the village amenities which include a Post Office/Village Shop, Public Houses, Village Hall and local school. There is a convenient bus service to Chelmsford & Braintree, which provides an extensive range of facilities for all age groups. Finally, the village boasts the country's latest Race Course which also offers further entertainment events.

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DISTANCES

Chelmsford Station: 7.9 miles (Liverpool Street from 34 mins)
Braintree Station: 4.9 miles
Hatfield Peverel Station: 6 miles
Witham Station: 8 miles
Stansted Airport: 18.2 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor with storage under, radiator with cover, solid oak flooring and smooth ceiling with smoke detector.

Lounge

7.35m x 3.43m (24'1" x 11'3")
Double glazed windows to front with plantation shutters fitted, radiator, fitted log burner, solid oak flooring and French doors opening to a York stone patio and garden.

Family Room

4.04m x 2.63m (13'3" x 8'7")
Entered via double doors, double glazed windows to front with plantation shutters fitted, radiator, oak flooring and smooth ceiling.

Kitchen / Dining Room

6.53m x 5.15m (max) (21'5" x 16'10" (max))
Three sets of double glazed windows to rear, range of base and walls units with granite effect worksurfaces with a one and a half bowl sink drainer unit with central mixer tap and tiled splashback, built-in oven and Neff microwave, gas hob with extractor over, space for fridge freezer and dishwasher, tiled flooring and smooth ceiling with sunken spotlights. Door to Utility and French doors to rear garden.

Utility Room

2.19m x 1.43m (7'2" x 4'8")
Range of base and walls units with units

with roll top work surfaces incorporating a single bowl sink drainer with central mixer tap sand tiled splashback, space for washing machine and tumble dryer, wall mounted boiler, tiled flooring and smooth ceiling. Door to side.

FIRST FLOOR

First Floor Landing

Stairs to second floor, airing cupboard, radiator, carpet to floor and smooth ceiling.

Bedroom One

4.07m x 3.51m (13'4" x 11'6")
Two double glazed windows to front with plantation shutters fitted, radiator, solid oak flooring and smooth ceiling. Opening to Dressing Room.

Dressing Room

3.08m x 1.47m (10'1" x 4'9")
Double glazed window to rear, range of built-in bespoke solid oak wardrobes, radiator, solid oak flooring and smooth ceiling with sunken spotlights.

En-Suite

Opaque double glazed window to rear, fully tiled, double width shower, LLWC, pedestal wash hand basin, radiator, tiled flooring and smooth ceiling with sunken spotlights.

Bedroom Four

3.70m x 3.00m (12'1" x 9'10")
Double glazed window to rear, built-in wardrobe, radiator, wooden flooring and smooth ceiling.

En-Suite

Fully tiled, double width shower, LLWC, pedestal wash hand basin, shaver point, radiator, tiled flooring and smooth ceiling with sunken spotlights.

Bedroom Five

3.52m x 2.91m (11'6" x 9'6")
Double glazed window to front, built-in wardrobe, radiator, carpet to floor and smooth ceiling.

Bedroom Six / Study

2.88m x 2.26m (9'5" x 7'4")
Double glazed window to front, radiator, carpet to floor and smooth ceiling.

Family Bathroom

Opaque double glazed window to rear, fully tiled, panelled bath with central mixer tap, single shower, LLWC, pedestal wash hand basin, shaver point, radiator, tiled flooring and smooth ceiling with sunken spotlights.

Second Floor

Second Floor Landing

Velux window to front, carpet to floor and smooth ceiling.

Bedroom Two

4.84m x 4.57m (15'10" x 14'11")
Double glazed windows to front and Velux to rear, radiator, carpet to floor, smooth ceiling and eaves storage.

Bedroom Three

4.83m x 3.35m (15'10" x 10'11")
Double glazed windows to front and Velux to rear, radiator, carpet to floor and smooth ceiling.

Shower Room

Opaque double glazed window to rear, fully tiled, double width shower, LLWC, wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Home Office / Gym

4.52m x 3.56m (14'9" x 11'8")
Forming part of the converted garage, this versatile room is currently used as a Gymnasium but could work equally well as a Home Office. The room has been hard wired for internet access and also benefits from underfloor heating. It has wooden flooring and a smooth ceiling with sunken spotlights.

Driveway & Parking

The property offers parking for numerous vehicles and the driveway leads to the part converted garage. The front section of the double garage has up and over doors remaining and provides additional storage with power and lighting fitted.

Gardens

The property benefits from a larger than average rear and side garden which has been landscaped with low maintenance in mind. From the kitchen and lounge you access the main patio area which is ideal for al-fresco dining and entertaining. From here, you step onto an artificial lawn which has flower and shrub borders and also provides access to the side garden which is well screened via a mature laurel hedge. The whole garden is fully fenced and has outside lighting, external power sockets an outside tap, and access gate to front.

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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