

Paul Mason Associates

Ridley Green, Hartford End, Chelmsford, CM3 1FH  
Offers in excess of £900,000



- Five Double Bedroom Family Home Set Over Three Floors
- Far Reaching Views Across Open Countryside
- En-Suites & Dressing Rooms To Bedrooms One & Two
- Modern Glass Garden Room Opening To Landscaped Garden
- Dual Aspect Lounge With Juliette Balcony
- Modern Fitted Kitchen / Breakfast Room Plus Utility
- Cinema Room Plus Study
- Private Development With Direct Access To Countryside Walks
- Detached Garage Plus Gated Driveway & Additional Parking
- Conveniently Located For Chelmsford, Felsted & Stansted

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Gary Townsend at Paul Mason Associates proudly offers this wonderful three storey property overlooking the river Chelmer and open countryside, and which is brought to the market to an exacting standard and has flexible living accommodation creating options for all family types. A particular feature of the property is the well stocked, landscaped rear garden with irrigation system which adjoins the fully glazed Garden Room and incorporates the detached garage with gated triple length carport.

The Old Brewery is situated to the south of Felsted in the hamlet of Hartford End, between the villages of Little Green, well known for its popular Compasses pub, and Ford End. Close by is the award-winning Galvin Green Man, located in the neighbouring hamlet of Howe Street near Great Waltham, conveniently placed on the outskirts of Chelmsford City and within east access of Stansted Airport and M11.

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Approx. Gross Internal Floor Area 3299 sq. ft / 306.67 sq. m (Including Garage/Carport)

Produced by Elements Property

DISTANCES

Felsted: 2 miles  
Great Dunmow: 8 miles  
Chelmsford Station (into London Liverpool Street): 8.8 miles  
Chelmsford Grammar Schools: 7.8 miles  
Chelmer Valley High School: 5.4 miles  
Stansted Airport: 12 miles  
A120 at Great Dunmow linking with the M11 (junction 8) at Bishop's Stortford: 14 miles

ACCOMMODATION

GROUND FLOOR

Entrance Hall

A spacious entrance hall with stairs to the first floor and storage under, coat cupboard, radiator, Amtico flooring and smooth coved ceiling.

Cloakroom

Opaque window to front, LLWC, vanity wash hand basin with tiled splashback, radiator, Amtico flooring and smooth ceiling with sunken spotlights.

Kitchen / Breakfast Room

6.03m x 3.59m (19'9" x 11'9")  
Two windows to side, range of modern high gloss base and wall units with quartz work surface incorporating a one and a half bowl sink with drainer and central mixer tap, three built-in ovens plus additional 'bean to cup' coffee machine, five ring gas hob with extractor over, integrated fridge/freezer and dishwasher, wine fridge, radiator, Amtico flooring and smooth coved ceiling with sunken spotlights. A set of French doors opens out to the porcelain tiled patio and garden.

Utility

2.87m x 1.81m (9'4" x 5'11")  
Window to front aspect, range of modern high gloss base and wall units with quartz effect work surface incorporating a one and a half bowl sink with drainer and central mixer tap, space for washing machine and tumble dryer, wall mounted boiler in cupboard, radiator, Amtico flooring and smooth coved ceiling with sunken spotlights.

Dining / Family Room

4.24m x 3.65m (13'10" x 11'11")  
A flexible room with bi-folding doors leading into the Garden Room, radiator, walk-in cupboard (space for internal lift), Amtico flooring and smooth coved ceiling.

Garden Room

4.83m x 4.13m (15'10" x 13'6")  
A wonderful contemporary addition to the property which benefits from fully retractable glazed walls to maximise the delightful, and well stocked, landscaped garden. There are porcelain tiles to the floor which continue through to the exterior patio and entertaining area.

FIRST FLOOR

Landing

Window to rear, radiators, carpet to floor and smooth coved ceiling.

Sitting Room

6.15m x 4.87m (20'2" x 15'11")  
A dual aspect room with window to rear and French doors opening to a Juliette balcony to the front with far reaching views across open countryside and the River Chelmer, radiators, carpet to floor and smooth ceiling.

Study / Games Room

3.94m x 3.59m (12'11" x 11'9")  
Window to rear, radiator, carpet to floor and smooth coved ceiling.

Bedroom One

4.42m x 3.65m (14'6" x 11'11")  
Window to front aspect enjoying the far reaching views, radiator, carpet to floor and smooth coved ceiling.

Bedroom One Dressing Room

Window to rear, range of built-in mirrored wardrobes, carpet to floor and smooth coved ceiling.

Bedroom One En-Suite

Opaque window to front, fully tiled, panelled bath with central mixer tap, shower cubicle, LLWC, vanity wash hand basin, shaver point, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights.

WC

Opaque window to front, radiator, LLWC, vanity wash hand basin with tiled splashback, Amtico flooring and smooth coved ceiling with sunken spotlights.

SECOND FLOOR

Landing

Window to rear, airing cupboard, carpet to floor and smooth coved ceiling with access to a part boarded loft with lighting fitted.

Bedroom Two

4.42m x 3.65m (14'6" x 11'11")  
Window to front aspect enjoying the far reaching views, radiator, carpet to floor and smooth coved ceiling.

Bedroom Two Dressing Room

Window to front, range of built-in mirrored wardrobes, carpet to floor and smooth coved ceiling.

Bedroom Two En-Suite

Opaque window to rear, panelled bath with central mixer tap and shower attachment over, LLWC, vanity wash hand basin, shaver point, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights.

Bedroom Three / Cinema Room

3.94m x 3.59m (12'11" x 11'9")  
Window to rear, radiators, carpet to floor and smooth coved ceiling.

Bedroom Four

4.40m x 2.61m (14'5" x 8'6")  
Window to front, built-in mirrored wardrobes, radiator, carpet to floor and smooth coved ceiling.

Bedroom Five / Study

3.78m x 2.16m (12'4" x 7'1")  
Window to rear, built-in mirrored wardrobes, radiator, carpet to floor and smooth coved ceiling.

Family Bathroom

Opaque window to front, panelled bath with central mixer tap, shower cubicle, LLWC, vanity wash hand basin, shaver point, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights.

EXTERIOR

Garage & Parking

7.09m x 3.48m (23'3" x 11'5")  
The detached, one and a half length garage is located at the end of the gated driveway and carport, and has electric up and over door, eaves storage and power and lighting fitted, plus courtesy door to the garden. There is also further parking to the front of the property for several vehicles.

Gardens

A particular feature of the property is its carefully designed, landscaped garden. Accessed from both the Kitchen and Garden

Room, which makes it ideal for entertaining and al-fresco dining, it commences with a porcelain tiled patio which seamlessly leads into the main lawn area which is flanked by various raised beds and well stocked borders with a variety of specimen trees and architectural planting. The garden also benefits from an irrigation system plus exterior lighting to enjoy in the evenings.

Additional Features

The property benefits from being part of an Estate management scheme which oversees the landscaped gardens, maintenance and wastes treatment plant, plus LPG system (approx. cost of £1,000 per annum). There is also CAT 6 fitted throughout and fully owned solar panelling.

Important Notices

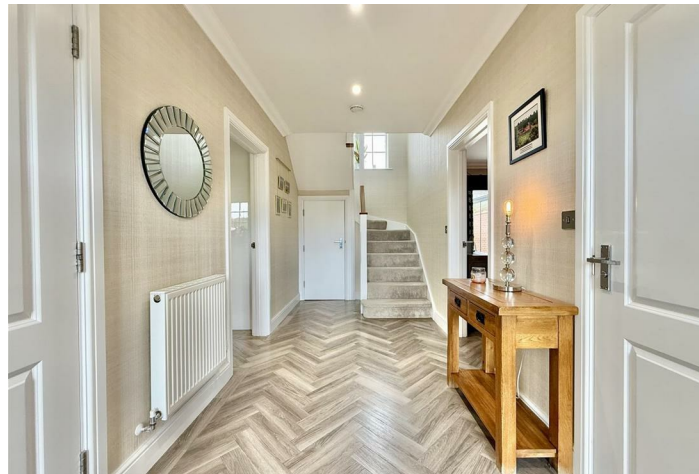
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. 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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