

Paul Mason Associates



South Street, Great Waltham, Chelmsford, CM3 1DG
Offers in excess of £550,000

- Semi-Detached Grade II Listed Cottage
In Heart Of Popular Village
- Two Bedrooms
- Two Well Appointed Bath / Shower Rooms
- Magnificent Vaulted Kitchen Dining Room Opening To The Garden
- Sitting Room With Open Fire
- Snug With Log Burner
- Detached Garage Plus Gravel Driveway
- Landscaped, South Facing Garden Adjoining Open Countryside With Far Reaching Views
- Central Heating Fitted
- CLose To All Village Amenities & Countryside Walks.

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			
EU Directive 2002/91/EC		England & Wales	

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		England & Wales	

(Guide Price £550,000 to £565,000) Gary Townsend at Paul Mason Associates offers a wonderful, fully modernised Grade II Listed Cottage located in the heart of this popular village. The flexible living accommodation offers two bedrooms, two bathroom/shower rooms, two reception rooms and a magnificent vaulted Kitchen Dining Room with two sets of bi-folding doors that open to the landscaped rear garden that adjoins open farmland with far reaching views over open countryside. There is also a detached garage and gravel driveway.

The property is located in the heart of Great Waltham village (within the Greenbelt) which is situated 4 miles north of Chelmsford city centre. Great Waltham has excellent pre and primary schooling, a public house and convenient coffee shop, plus a well-stocked village store/post office. There is a regular bus service in the village leading to Chelmsford City Centre and outlying villages and towns including Stansted Airport. The City of Chelmsford offers an excellent selection of private and state schooling, restaurants and shopping facilities with a mainline railway station serving London Liverpool Street with an approximate journey time of 35 minutes.

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DISTANCES

Chelmsford Station: 5.9 miles
(Liverpool Street from 34 mins)
King Edward's Grammar School:
5.4 miles
Girls County High School: 5.2
miles
Stansted Airport: 13.8 miles
M11: 15 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double glazed window to front,
stairs to first floor with storage
cupboards under housing boiler,
radiator, oak flooring and beamed
ceiling with smoke detector fitted.

Sitting Room

3.20m x 3.20m (10'5" x 10'5")
Double glazed window to front,
open fireplace with oak mantle
and flagstone hearth, radiator,
carpet to floor and smooth ceiling.
Door to Kitchen / Dining Room.

Kitchen / Dining Room

6.30m x 3.1m (20'8" x 10'2")
A magnificent vaulted room with
two sets of bi-fold doors opening
to the landscaped rear garden
with delightful far reaching
countryside views. The fully
modernised kitchen has been
designed in a modern shaker style
with a range of base and wall units
with quartz work surfaces

incorporating a ceramic butler's
sink with central mixer tap, space
for Range cooker, integrated
Bosch dishwasher and Zanussi
washing machine, space for
fridge/freezer, tiled flooring with
underfloor heating and a vaulted
smooth ceiling with sunken
spotlights.

Snug

3.40m x 3.10m (11'1" x 10'2")
Double glazed window to front,
feature fireplace with log burner
and brick hearth, radiator, oak
flooring and smooth ceiling with
loft hatch. Doors to Kitchen /
Dining Room and Shower Room.

Bedroom Two

2.90m x 2.50m (9'6" x 8'2")
Double glazed window
overlooking the rear garden and
beyond, radiator, carpet to floor
and vaulted smooth ceiling.

Shower Room

2.70m x 2.30m (8'10" x 7'6")
Opaque window to side, fully
modernised to provide a walk-in
double shower, LLWC, vanity
wash hand basin, architectural
radiator, tiled flooring and smooth
ceiling with sunken spotlights.

FIRST FLOOR

Bathroom

3.30m x 2.70m (10'9" x 8'10")
Double glazed window to rear
overlooking open countryside,

stand alone 'Slipper' bath with
mixer taps and shower
attachment, LLWC, vanity wash
hand basin with tiled splashback,
heated towel rail, part panelled
walls, carpet to floor and smooth
ceiling. Door to Bedroom One.

Bedroom One

3.28m x 3.18m (10'9" x 10'5")
Double glazed windows to front
and side, radiator, carpet to floor
and vaulted ceiling with exposed
timbers.

EXTERIOR

Garage & Driveway

5.60m x 2.70m (18'4" x 8'10")
The property benefits from a
detached garage with up and over
door with eaves storage and
power and lighting fitted, single
pane window to side and is
approached via a gravel driveway.

Rear Garden

A particular feature of this
delightful cottage is its
landscaped rear garden which
adjoins open countryside and
enjoys wonderful far reaching
views. These views can be
enjoyed from either the large tiled
patio area which is ideal for
entertaining and al-fresco dining,
and the main lawn area which is
flanked by well stocked borders of
various trees and plants creating
colour throughout the year. There

is also an outside tap, power
sockets and access gate to the
driveway.

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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Paul Mason Associates Limited Registered in England Number - 6767946
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