

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.

(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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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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