

Paul Mason Associates



Priory Grange, Off Stone Path Drive, Hatfield Peverel,  
Guide price £714,995

Plot 41  
The Jeweller  
4 bedroom home  
READY TO  
MOVE INTO  
Bellway  
www.bellway.co.uk



- Exclusive Development in Hatfield Peverel Close to the Train Station
- Ready to Move In!
- Incentives Available including £20,000 towards Stamp Duty Costs
- Four Bedrooms
- Two En-Suites, Family Bathroom and Downstairs Cloakroom
- Open Plan Kitchen/Dining Room with Separate Utility Room
- Separate Living Room
- Garage and Off-Street Parking Available
- 10-Year NHBC Warranty
- EPC - TBC

| 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 | 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 | EU Directive 2002/91/EC |

Situated within the exclusive Priory Grange development in the desirable village of Hatfield Peverel, this beautifully presented 4-bedroom detached home offers modern family living in a prime location. Built by the renowned Bellway Homes, the property is just a short walk from the mainline train station with direct links to London Liverpool Street—ideal for commuters.

The ground floor welcomes you with a bright entrance hallway, a dedicated study, and a spacious living room. The heart of the home is the impressive open-plan kitchen/diner/family area, perfect for entertaining and everyday living, with French doors opening onto the garden. A separate utility room with outdoor access adds practicality.

Upstairs, you'll find four generously sized bedrooms, including two with stylish en-suites in the master and second bedroom. The master bedroom also has a dressing area, creating convenient storage space. A sleek family bathroom completes the first floor. Outside, the property benefits from a private garden with side access, off-street parking, and a garage.

This is a fantastic opportunity to own a contemporary home in a peaceful yet well-connected setting.



## Priory Grange

Priory Grange is a collection of beautifully designed brand-new homes, built by the highly reputable Bellway Homes Limited.

Located in the delightful village of Hatfield Peverel, steeped in history and surrounded by natural beauty, offering a tranquil retreat from the hustle and bustle of modern life.

Hatfield Peverel railway station is ideally positioned approximately half a mile away, offering regular services on the Greater Anglia line, with direct links to London Liverpool Street, making the village a popular choice for commuters to the capital, along with trains to Chelmsford and Colchester. The village is also conveniently located near major road networks, including the A12, a primary route connecting London and East Anglia.

There is a variety of dining and shopping options to satisfy every palate and preference. The village is home to a selection of charming

pubs, cafes, and restaurants, including the highly regarded Blue Strawberry Bistro.

St. Andrew's Junior School is centrally positioned within the village. Secondary schooling can be found nearby in the Towns of Witham and Maldon. There is also further secondary and grammar schooling in the cities of Chelmsford and Colchester. Whilst in the private sector there is New Hall and Felsted.

For nature lovers, there are an abundance of scenic walking trails and open spaces to explore. The village is historically significant due to the presence of the 11th century St. Andrew's Church, which stands on the site of a former Benedictine priory.

Whether you're drawn in by the sense of community, the stunning countryside, or the excellent schools, one thing's for sure, the village has got a whole lot to offer.

## Distances

Hatfield Peverel Railway Station - 0.5 miles

Hatfield Peverel Primary School - 0.8 miles

A12 Northbound - 5.3 miles

A12 Southbound - 2.4 miles

Chelmsford City Centre - 6.9 miles

All distances are approximate.

## ACCOMODATION

### GROUND FLOOR

#### Entrance Hall

#### Living Room

5.42m (inc. bay) x 3.91m (17'9" (inc. bay) x 12'9" )

#### Cloakroom

1.75m x 1.34m (5'8" x 4'4" )

#### Study

3.31m (max) x 2.61m (max) (10'10" (max) x 8'6" (max))

#### Kitchen/Dining/ Family Room

6.04m (max) x 4.74m (19'9" (max) x 15'6")

#### Utility Room

### FIRST FLOOR

#### Landing

### Bedroom Three

4.74m (max) x 2.61m (max) (15'6" (max) x 8'6" (max))

### Bedroom One

5.54m (max) x 2.93m (max) (18'2" (max) x 9'7" (max))

### Bedroom One En-Suite

3.41m x 1.90m (max) (11'2" x 6'2" (max))

### Dressing Room

2.04m x 1.72m (6'8" x 5'7" )

### Family Bathroom

2.37m x 1.90m (7'9" x 6'2")

### Bedroom Two

5.03m (max) x 3.45m (max) (16'6" (max) x 11'3" (max))

### Bedroom Two En-Suite

3.14m x 1.20m (10'3" x 3'11" )

### Bedroom Four

2.94m x 2.88m (9'7" x 9'5")

## EXTERIOR

### Single Garage

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Braintree

### Viewings

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

### 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.



**Paul Mason** Associates

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**Sales | Lettings | Development | Investment**

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