

Paul Mason Associates

Meadow Bank, Hatfield Peverel, CM3 2DE
Guide price £760,000

- Detached family house
- Five bedrooms
- Ensuite to bedroom one
- Family bathroom
- Three reception rooms
- Kitchen/breakfast room
- Utility room and separate cloakroom
- Double garage plus an additional single garage
- Approaching half an acre plot
- EPC - TBC

FIRST TIME TO THE MARKET.....Is this five bedroom detached family home on a plot approaching half an acre and only half a mile from a mainline train station. The property sits at the end of a long driveway on an established plot with parking to the front plus a double garage and a further single garage. The accommodation is approached via a large entrance hall with stairs to the first floor and doors that lead to the three good sized reception rooms. The large kitchen/breakfast room has fitted units and built-in appliances. There is a separate utility room with doors to the rear garden and the double garage. To the first floor the principal bedroom benefits from an ensuite shower room. There are an additional four good sized bedrooms and a family bathroom. Externally the gardens are mainly laid to lawn with established trees to the boundary. The property is conveniently located for all the local facilities including doctors, dentist, shops, post office and village school.

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		67	81
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			



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Location

The property is 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 within easy access, 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 Train Station -
0.5 miles

Hatfield Peverel Primary School -
0.9 miles

A12 Northbound - 0.5 miles

A12 Southbound - 0.4 miles

Chelmsford Town Centre - 6.9
miles

Stansted Airport - 21.7 miles

(All mileages are approximate)

Accommodation

Ground Floor

Entrance Hall

Lounge

6.37m x 4.25m (20'10" x 13'11")

Dining Room

3.89m x 3.55m (12'9" x 11'7")

Sitting Room/Study

3.83m x 3.11m (12'6" x 10'2")

Kitchen/Breakfast Room

4.54m x 3.89m (14'10" x 12'9")

Utility Room

4.61m x 1.56m (15'1" x 5'1")

Cloakroom

First Floor

Landing

Bedroom

4.07m x 3.62m plus wardrobes (13'4"
x 11'10" plus wardrobes)

Ensuite

Bedroom

3.87m x 3.37m (12'8" x 11'0")

Bedroom

3.71m plus wardrobes x 2.47m (12'2"
plus wardrobes x 8'1")

Bedroom

2.96m x 2.36m (9'8" x 7'8")

Bedroom

2.94m x 2.41m (9'7" x 7'10")

Family Bathroom

Exterior

Double Garage

5.45m x 4.77m (17'10" x 15'7")

Additional Single Garage

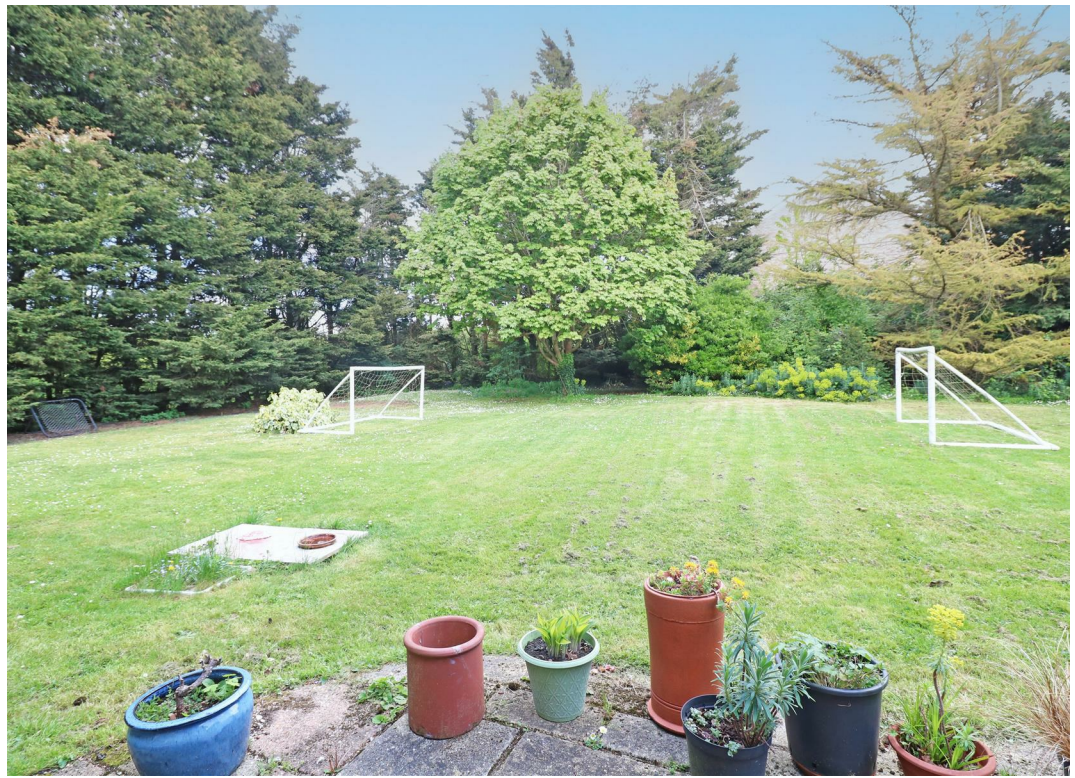
Viewings

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





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