

Paul Mason Associates

Ulting, Essex, CM9 6QQ  
Guide price £900,000



- Extended and much improved detached family home
- Non estate location with views over surrounding countryside
- Secluded and well maintained plot approaching half an acre
- Four bedrooms plus modern ensuite shower room, family bathroom and ground floor cloakroom
- Splendid Bespoke solid wood 36'2 x 15'4 x 13' kitchen/dining/family room by Blackstone Kitchens
- Snug and study plus useful Bespoke utility room
- Set back from the road with ample off street parking plus Ohme electric car smart charger
- Never before for sale on the open market
- Viewing strongly advised
- EPC - TBC

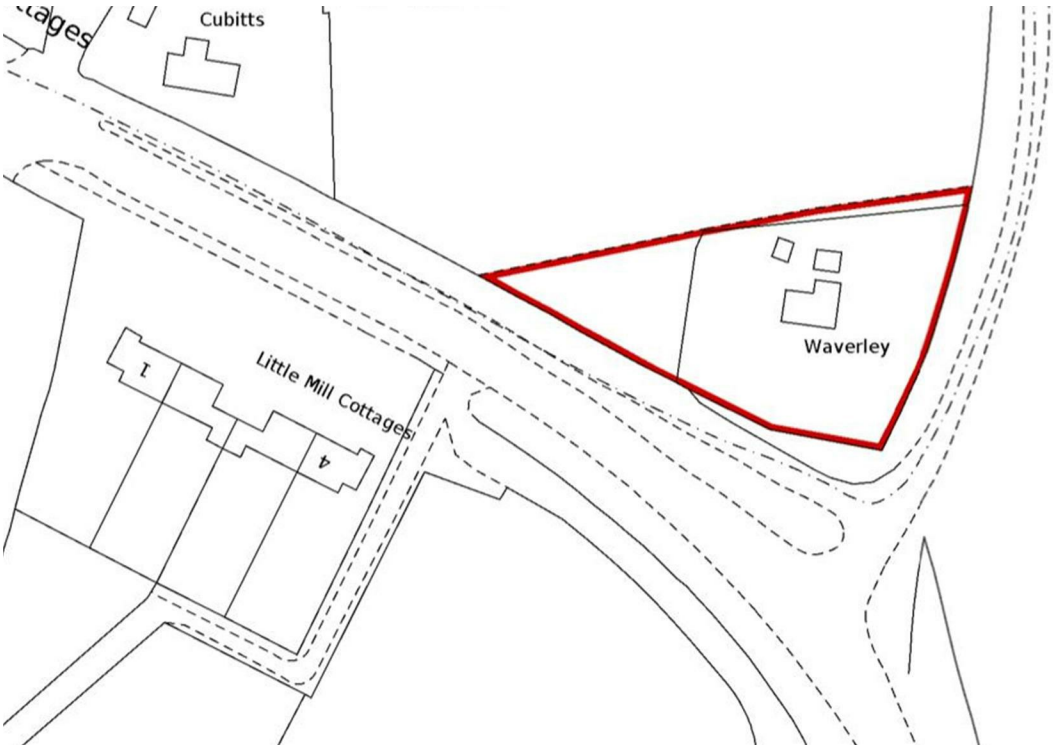
Paul Mason Associates are delighted to offer for sale this splendid detached family home built in the early 1900's, which has been much improved and sympathetically extended by the present sellers in 2021. The property is situated in a highly desirable non estate location, with views over nearby countryside and is ideally positioned within short driving distance of Maldon Town Centre, the A12 and Hatfield Peverel train station.

Internally the accommodation is well presented throughout, with the hub of the home being the wonderful Bespoke solid wood 36'2 x 15'4 x 13' kitchen/dining/family room supplied by Blackstone Kitchens and with Terrazzo tiled splashback, sourced from Italy. To the ground floor there are two further well proportioned reception rooms, along with a Bespoke utility room and modern cloakroom/WC.

To the first floor the master bedroom boasts a modern ensuite shower room, vaulted ceiling with exposed Oak beam, air conditioning unit and French doors with splendid far reaching views. There are also three further good size bedrooms, along with with a modern family bathroom. Both the ensuite and family bathroom also benefit from having underfloor heating.

The property sits on a well maintained plot approaching half an acre, with mature hedging to boundaries offering ideal seclusion. The property is set well back from the road with a stoned driveway leading to a large parking area with Ohme electric car smart charger and access to a large shed with concrete base, which could be converted to an office or similar if required.

An internal viewing is strongly advised for this wonderful family home offering ideal space for the growing family.



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

Hatfield Peverel Train Station 2.5 miles

Witham Train Station 3.7 miles

Maldon Town Centre 3 miles

A12 Southbound 2.8 miles

A12 Northbound 2.2 miles

Chelmsford City Centre 8 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

3.79m x 1.71m (12'5" x 5'7" )

#### Snug

3.82m x 3.05m (12'6" x 10'0" )

#### Study

3.83m x 3.06m (12'6" x 10'0" )

#### Side Lobby & Inner Hallway

#### Utility Room

2.76m x 1.93m (9'0" x 6'3" )

#### Kitchen/Dining/Sitting Room

11.04m x 4.68m x 3.97m (36'2" x 15'4" x 13'0" )

### FIRST FLOOR

#### Bedroom One

4.61m x 3.91m (15'1" x 12'9" )

#### Ensuite Shower Room

#### Bedroom Two

3.82m x 3.05m (12'6" x 10'0" )

#### Bedroom Three

3.83m x 3.06m (12'6" x 10'0" )

#### Bedroom Four

2.69m x 2.38m + wardrobes (8'9" x 7'9" + wardrobes)

#### Family Bathroom

2.75m x 1.97m (9'0" x 6'5" )

#### Landing

### EXTERIOR

#### Stoned Driveway Leading To Large Parking Area

#### Secluded Gardens

#### Property Services

Gas - N/A

Electric - Mains

Water - Mains with pressurised system

Drainage - Septic Tank

Heating - Oil central heating / Boiler installed in 2021. Underfloor heating to kitchen/diner, utility, hallway and cloakroom/WC

Replaced radiators throughout

Broadband - Fibre - Network cabling

throughout the property

Local Authority - Braintree

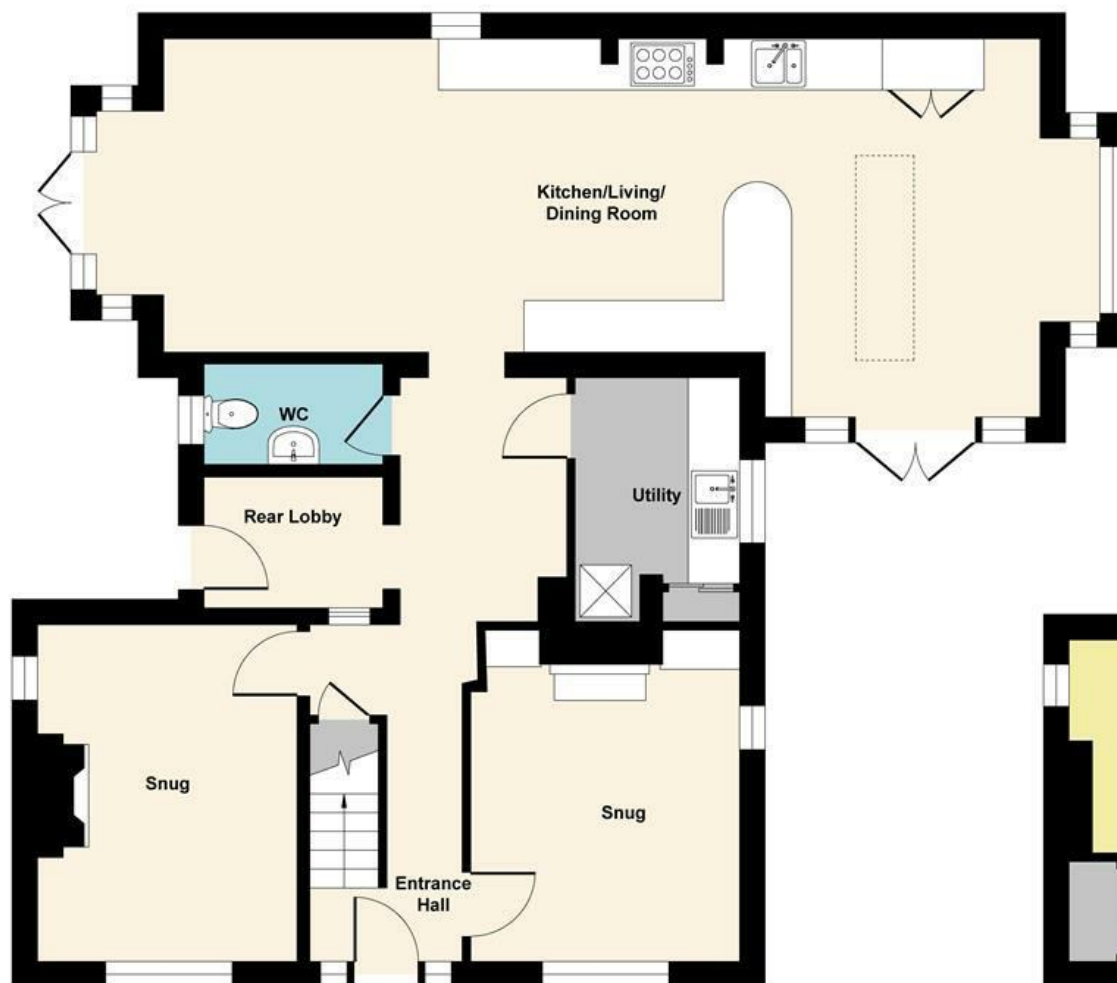
#### Viewings

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.



Ground Floor



First Floor





**Paul Mason** Associates

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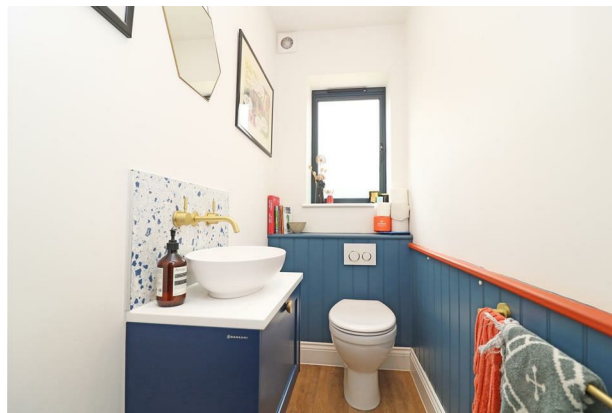
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