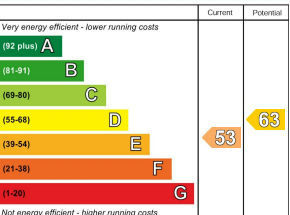


Paul Mason Associates

Ulting, Essex, CM9 6QQ
Guide price £850,000

- Extended and much modernised detached family home
- 3 London Mainline Train Stations within just a 10 Minute drive
- Rural yet well connected 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
- The old part retaining characterful period features such as original tiling and fireplaces
- Many Modernisations such as Underfloor Heating, Electric Blinds, Air Conditioning, an all-new heating and pressurized water system, Integrated Sound System and network cabling and car charger
- Large kitchen dining and living space area featuring a bespoke solid wood Blackstone's Kitchen and Quartz worktops. Matching Bespoke utility room. Bi-Fold doors from kitchen to patio
- Set back from the road with plentiful off-street parking - Viewing strongly advised
- EPC - E

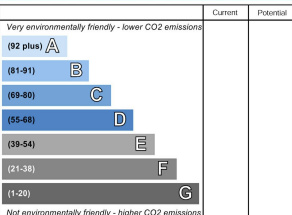
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC

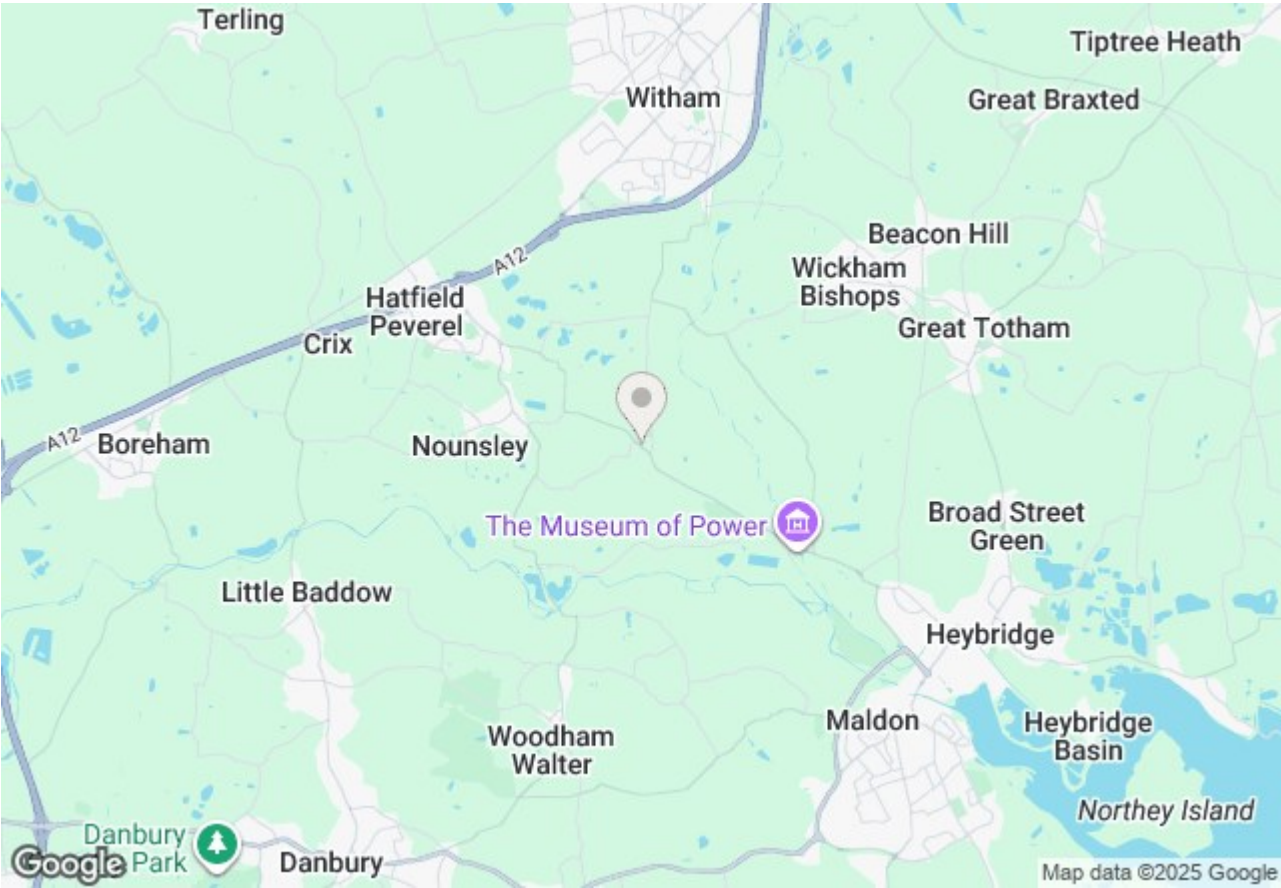
Paul Mason Associates are delighted to offer for sale this delightful detached family home built in 1927, which has been much modernised and sympathetically extended by the present sellers in 2021. The property is situated in a highly desirable secluded and private location, with stunning views over nearby countryside. The property has a semi-rural location that blends the best of both worlds with fast access to the A12 and three London mainline train stations of Hatfield Peverl, Witham and Beaulieu Park all within 10 minutes drive. The charming historic market town of Maldon is just 10 minutes away.

Internally the accommodation is finished to a high standard 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 a rare level of seclusion. The property is set well back from the road with a stoned driveway leading to a large parking area. The driveway features a large shed with concrete base and mains electricity, which would make ideal conversion 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.



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

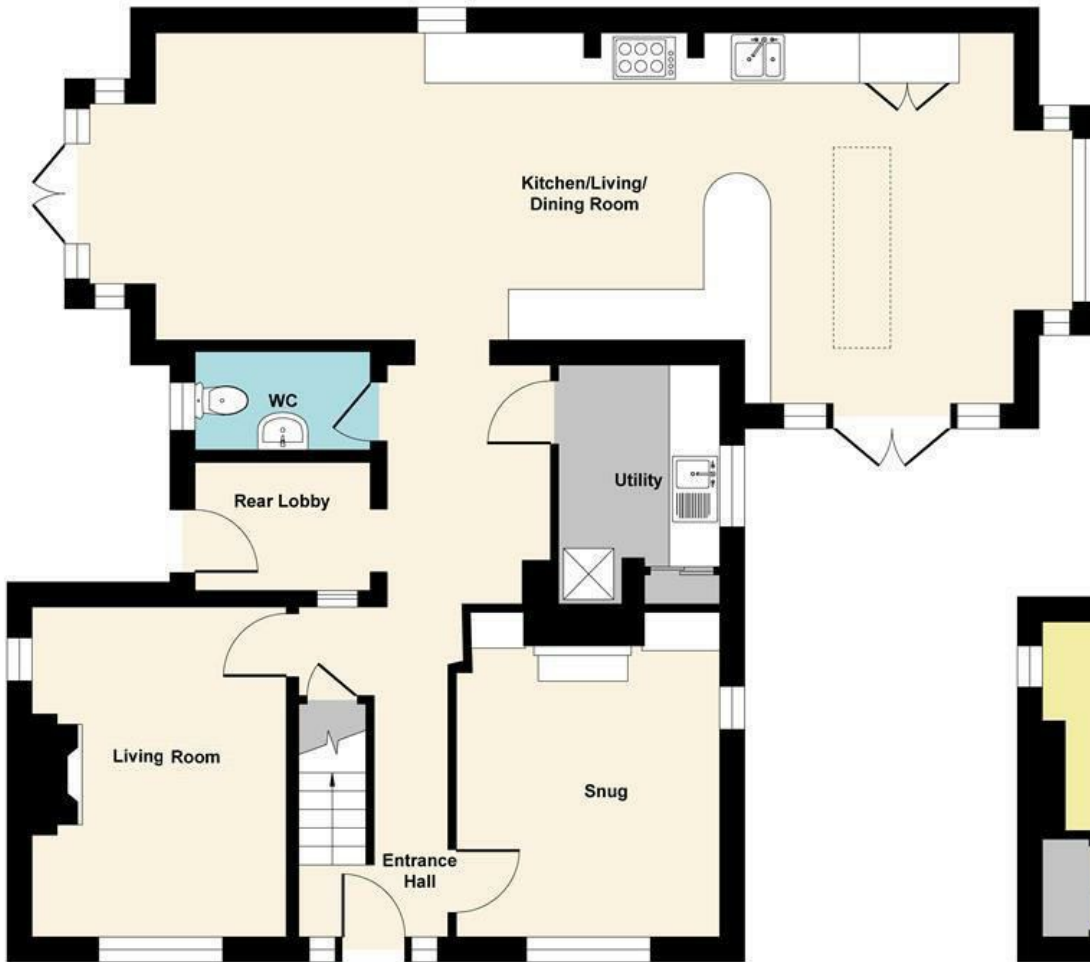
Viewings

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



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





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