



Paul Mason Associates

Mashbury Road, Great Waltham, Chelmsford, CM3 1EL  
Offers in excess of £750,000



- Delightful Grade II Listed Property  
Overlooking Open Farmland
- Four Double Bedrooms
- Spacious Lounge With Inglenook Fireplace
- Modern Fitted Kitchen Overlooking Gardens
- Separate Dining Room
- Wealth Of Character & Charm Throughout  
The Property
- Detached Studio / Annexe With Central  
Heating & Toilet Facilities
- Wonderful Country Gardens Adjoining Open  
Farmland With Far Reaching Views
- Detached Garage Plus Electric Gated  
Driveway
- Potential To Develop Further  
(22/00685/FUL) and (22/00684/LBC)

Gary Townsend at Paul Mason Associates offers this charming, Grade II Listed, four bedroom semi-detached property situated on the fringes of Great Waltham, benefitting from wonderful far reaching views across open countryside. Exposed timbers and a large inglenook fireplace are particular features, but this home offers much more, especially with the 'Planning for an additional Annexe / Studio' (22/00685/FUL), and a Side Extension (22/00684/LBC)

Great Waltham is a picturesque village which adjoins the beautiful parkland surrounding the imposing Langley's country house. The village boasts many clubs and activities and its facilities include a shop/post office, primary school, church, public house, hairdresser plus a deli/coffee shop. The village is situated close to the Chelmsford Park and Ride at Little Waltham (2.5 miles) and is also located on the bus route to Stansted Airport.

**High Houses, Mashbury Road, Great Waltham, Chelmsford, CM3 1EL**

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## DISTANCES

Broomfield Hospital: 2.8 miles  
Chelmsford Station: 5.4 miles  
Chelmsford Grammar Schools: 4.7 miles  
Beaulieu Station: 5 miles  
Felsted School: 6 miles  
Stansted Airport/M11: 14.3 miles  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Stairs to first floor with storage under and a range of exposed ceiling timbers.

#### Cloakroom

Window to side, modern fitted suite to consist of LLWC and pedestal wash hand basin, tiled flooring and smooth ceiling.

#### Kitchen

3.33m x 2.29m (10'11" x 7'6")  
Window overlooking rear garden, range of matching base and wall units with granite work surface incorporating a ceramic butlers sink with central mixer tap, space for range fridge freezer, cooker, dishwasher and washing machine, tiled flooring and exposed ceiling timbers. Door to side.

#### Dining Room

3.96m x 2.46m (12'11" x 8'0")  
Windows to front and side, radiator, wooden flooring with flagstone hearth and exposed timbers to ceiling.

#### Lounge

5.18m x 4.24m (16'11" x 13'10")  
A wonderful room with large inglenook fireplace, high level window to front, wooden flooring plus exposed timbers to ceiling and French doors opening to the rear garden.

### FIRST FLOOR

#### Landing

Airing cupboard, carpet to floor and stairs to second floor.

#### Bedroom One

5.18m x 3.63m (16'11" x 11'10")  
Dual aspect countryside views, range of fitted wardrobes, carpet to floor and exposed timbers to ceiling.

#### Bedroom Two

Window to front with countryside views, fitted wardrobes, carpet to floor and exposed timbers to ceiling.

#### Family Bathroom

Window to rear aspect, panelled bath with central mixer taps and shower attachment over, LLWC, pedestal wash hand basin, heated towel rail, tiled flooring and exposed timbers to ceiling.

### SECOND FLOOR

#### Landing

Carpet to floor and timbers to ceiling.

#### Bedroom Three

4.06m x 3.18m (13'3" x 10'5")  
Window to side aspect, storage in the eaves, carpet to floor and exposed timbers to vaulted ceiling.

#### Bedroom Four

3.20m x 3.07m (10'5" x 10'0")  
Window to rear aspect, carpet to floor and exposed timbers to vaulted ceiling.

### EXTERIOR

#### OFFICE / STUDIO

5.78m x 2.49m (18'11" x 8'2")  
Currently used as a guest suite, but offers adaptability for a variety of uses and benefits from a separate WC, TV point, central heating and French doors and window overlooking open farmland.

#### GARAGE & PARKING

There is a additional brick built garage with power and lighting fitted, plus extensive parking for numerous vehicles, all set behind electric gates.

#### GARDENS

A particular feature of the property is its wonderful garden which adjoins open countryside with far reaching views. The layout currently provides a level lawn with well stocked borders containing various trees, plants and shrubs and which leads to a private flagstone patio area ideal for barbecues, entertaining and al-fresco dining. To the other side of the garden is a large play area plus additional space previously used as a vegetable garden with greenhouse.

#### POTENTIAL ANNEXE

Planning has been approved (22/00685/FUL) for a detached Annex (see attached plans) to the side of the plot thus providing

additional flexibility to this unique property.

#### 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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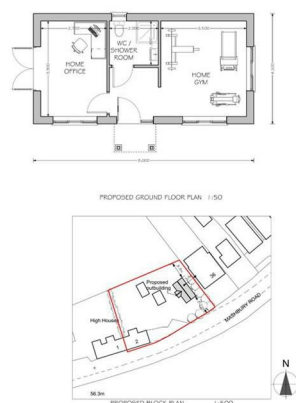
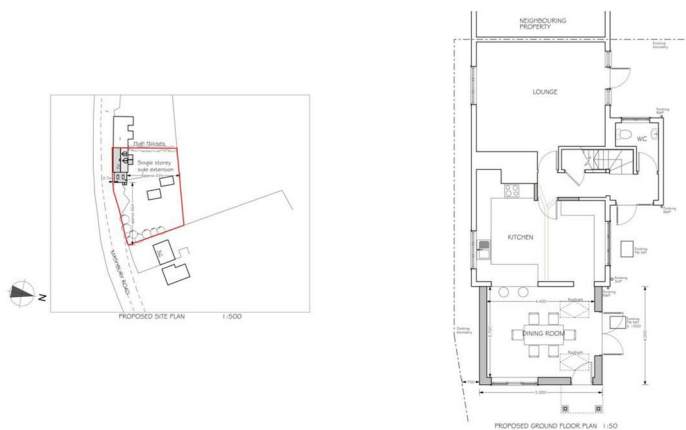
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Paul Mason Associates Limited Registered in England Number - 6767946  
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