

Paul Mason Associates



St. Johns Green, Writtle, Chelmsford, Essex, CM1 3DZ

Offers in excess of £900,000

- Detached Three Bedroom Bungalow With Large Detached Annexe
- Sought After Location On St. John's Green
- Dual Aspect Lounge With French Doors Opening To A Landscaped Garden
- Part Vaulted Kitchen / Breakfast Room
- Dining Room / Bedroom Three
- Master Bedroom With En-Suite Shower Room
- Well Appointed Family Bathroom
- Detached Garage & Parking Set Behind Electric Gates
- LARGE, DETACHED ONE BEDROOM ANNEXE
- Well Presented & Flexible Living Accommodation In The Heart Of The Village

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

Detached Annexe Included Gary Townsend at Paul Mason Associates proudly offers this wonderful, three bedroom detached bungalow (with additional Annexe) situated on the desirable St. John's Green in the heart of Writtle, just a stone's throw from its picturesque Village Green. The property has been sympathetically modernised throughout over the years and now offers a wealth of character and charm, yet with a modern touch, making for a wonderful home. The detached Annexe offers further flexible anccommodation and could easily be used as Home Office/Gymnasium, or even an Air BnB facility.

The village has been described as 'one of the loveliest in England' with its picturesque Green (complete with duck pond) and Norman church. It has an excellent choice of shops including a post office, butcher's shop, supermarket and boasts a number of highly regarded restaurants and pubs. It also provides schooling up to Year 6 and is also home to Writtle College, one of the UK's oldest and largest agricultural colleges.

The nearby city of Chelmsford offers a very wide range of amenities including a bustling shopping centre, three superb private prep schools, two outstanding grammar schools, and a well-known independent school (New Hall), while the renowned Felsted School is only 12 miles to the northeast. It also has excellent transport links, with a station on the mainline into London Liverpool Street, access onto the A12, and Stansted airport 17 miles to the northwest.

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DISTANCES

Chelmsford Station: 2.6 miles
Ingatestone Station: 5.6 miles
A12: 4.2 miles / M25: 13 miles
Stansted Airport: 17 miles
King Edward's Grammar School:
2.3 miles
Chelmsford County High School:
2.5 miles

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Entered via an oak door, radiator, parquet flooring and smooth coved ceiling.

Lounge

5.46m x 4.60m (17'10" x 15'1")
A dual aspect room with views over St. John's Green and the landscaped rear garden. Feature fireplace with flame effect log burner set on a stone hearth, radiator, parquets flooring and flooring and a smooth coved ceiling. A set of French doors opens to a part covered patio overlooking the well stocked gardens.

Kitchen / Breakfast Room

5.93m x 3.60m (19'5" x 11'9")
Double glazed windows to side, range of hand built base and wall units with granite work surface incorporating a butlers sink with central mixer tap, electric range cooker, integrated fridge and

dishwasher, panelled walls, quarry tiled flooring and a smooth, part vaulted ceiling with Velux windows. French doors opening to the rear patio and access door to side.

Inner Hall

Part panelled walls, storage cupboard, quarry tiled flooring and smooth ceiling with loft access.

Dining Room / Bedroom Three

3.33m x 3.25m (10'11" x 10'7")
A flexible room with double glazed window to side to front, radiator, carpet to floor and smooth ceiling.

Bedroom One

4.52m x 4.40m (14'9" x 14'5")
Double glazed window to rear and feature port hole window to side, range of built-in wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom One En-Suite

Opaque double glazed window to rear, fully tiled room with double shower, LLWC, vanity wash hand basin, LLWC, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights and extractor fan.

Bedroom Two

2.91m x 4.52m (9'6" x 14'9")
Double glazed window to front, range of built-in wardrobes, radiator, parquet flooring and smooth ceiling.

Family Bathroom

Two opaque double glazed windows to side, part panelled walls, shower cubicle plus separate bath with additional shower attachment, LLWC, vanity wash hand basin, radiator, tiled flooring and smooth ceiling.

EXTERIOR

ANNEXE

Lounge

5.04m x 3.54m (16'6" x 11'7")

Kitchen / Breakfast Room

2.60m x 2.33m (8'6" x 7'7")
Double glazed window to front, range of base units with sink/drainage unit, electric oven and gas hob, tile effect flooring and smooth ceiling.

Double Bedroom

4.27m x 3.01m (14'0" x 9'10")
Double glazed windows to front and rear, radiator, laminate flooring and smooth coved ceiling.

Bathroom

Window to rear, panelled bath with electric shower over, LLWC, pedestal wash hand basin, storage cupboard with washing machine fitted, tiled flooring and sunken spotlights.

GARAGE & DRIVEWAY

The property benefits from electric gates which lead to a gravel driveway offering parking for

several vehicles. This leads to the detached garage which has power and lighting fitted and eaves storage (6.28m x 2.63m). To the side is a UTILITY ROOM with sink unit, window to side, and separate door. Either side of the Utility are two further Store Rooms.

Front & Rear Gardens

The property is located on the quieter, St. John's Green and is approached via a gated pathway with an array of planting with well stocked borders and a variety of trees and shrubs. To the rear, the garden commences with a large patio area ideal for entertaining and al-fresco dining and is also partly covered to provide shade if required. From here you step down to a level lawn with colourful borders and mature trees to provide a pleasant outlook. A small pond can also be found, plus an additional raised patio area to the rear, within close proximity to one of the access points for the Detached Annexe. There are also access gates to both sides, an outside tap and power sockets.

Garden

The Annexe has a convenient patio area for sitting out and there is independent access from the driveway.



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