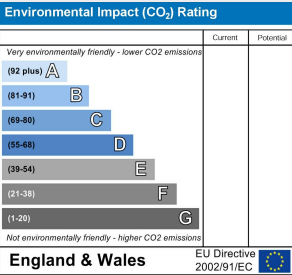
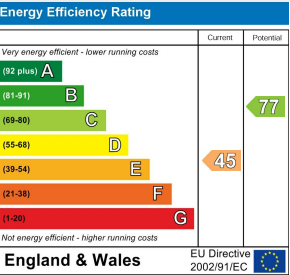


Paul Mason Associates



Priony Farm Road, Hatfield Peverel, Essex, CM3 2NL
Guide price £600,000

- Highly sought after location, close to open countryside and approx 1.6 miles from the train station
- Extended to provide spacious accommodation throughout
- Four double bedrooms
- Ensuite bathroom, modern ground floor wet room and first floor WC
- Three good size reception rooms
- Fitted kitchen plus utility room
- Garage/workshop plus block paved driveway providing ample parking
- Well maintained secluded garden
- Large outbuilding, ideal as an outside office/gym
- EPC - E



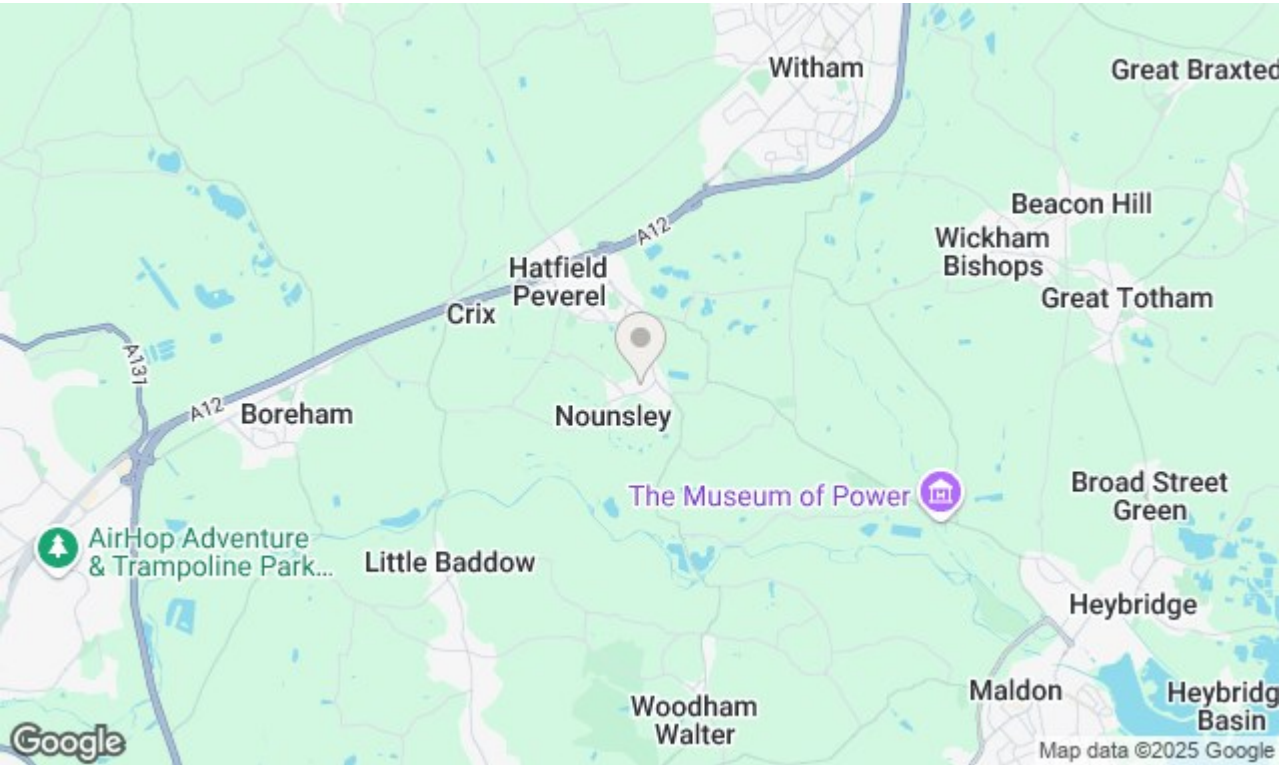
Paul Mason Associates are delighted to offer for sale this extended and spacious four bedroom semi detached family home, offering ideal space for the growing family.

The property is ideally positioned approx 1.6 miles from Hatfield Peverel train station with direct links to London Liverpool Street and within short walking distance of open countryside, offering an array of amazing walks and also the nearby Recreational Park. There is also easy access to the A12, along with Maldon and Witham Town Centre's and Chelmsford City Centre.

To the first floor, the generous accommodation comprises four good size double bedrooms, ensuite bathroom to master bedroom plus additional WC. There is also convenient additional storage in the eaves of the property. To the ground floor the property boasts a dual aspect 21' x 11'3 lounge, separate dining room and hobby room, fitted kitchen, separate large utility room and modern wet room with underfloor heating.

To the outside, there is a well maintained secluded rear garden with a large detached outbuilding, ideal as an office, home gym or games room, along with a large block paved driveway providing ample off street parking. There is also a single garage, currently being used as a workshop, with internal access to the main house.

An early viewing is strongly advised to avoid disappointment.



Location.....

The property is located in the delightful village of Nounsley on the outskirts of Hatfield Peverel, which is 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.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

4.76m x 1.83m (15'7" x 6'0")

Wet Room

Lounge

6.41m x 3.45m (21'0" x 11'3")

Kitchen

3.06m x 2.76m (10'0" x 9'0")

Dining Room

3.49m x 3.06m (11'5" x 10'0")

Utility Room

6.30m x 1.89m (20'8" x 6'2")

Hobby Room

4.59m x 2.53m (15'0" x 8'3")

FIRST FLOOR

Bedroom One

5.35m x 3.48m (17'6" x 11'5")

Ensuite Bathroom

Bedroom Two

6.43m x 3.55m (21'1" x 11'7")

Bedroom Three

4.28m x 4.06m (14'0" x 13'3")

Bedroom Four

5.14m x 2.51m (16'10" x 8'2")

WC

Landing

EXTERIOR

Garage/Workshop

4.58m x 3.48m (15'0" x 11'5")

Large Driveway

Secluded Rear Garden

Detached Outbuilding

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil

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.



First Floor



Ground Floor



Paul Mason Associates

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





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