



Paul Mason Associates

Lodge Road, Writtle, Chelmsford, CM1 3HB  
Guide price £800,000

- Detached Property In Heart Of Popular Village Close The Green
- Three Bedrooms
- Large En-Suite To Master Bedroom
- Two Detached Offices (One With Plumbing)
- Triple Aspect Lounge
- Dining Room / Play Room
- Kitchen With Adjoining Conservatory / Breakfast Room
- Garage & Driveway
- House Set Back On Plot With Private Gardens
- Close To All Amenities & Village Green

(Guide £800,000 - £825,000) LOCATION, LOCATION, LOCATION! - Gary Townsend of Paul Mason Associates offers ‘Holly Lodge’, a wonderful detached family home centrally located close to Writtle’s Village Green with its duck pond, historic church and range of village shops and amenities. Set back on its plot, the home has a large front lawn and further external entertaining areas making it ideal for family living. The property also benefits from two large Garden Offices (one with plumbing fitted) giving further flexibility.

Writtle village is just a short distance from the City of Chelmsford, accessed easily via the cycle routes, walkways as well as road connections. Hylands Park is just 5 minutes walk away and there is a vast array of excellent schooling and leisure facilities both private and public. Writtle village offers its own excellent local schooling, doctor’s surgery, excellent local shops, pubs and restaurants including the renowned Olio restaurant..The Village Green (Approx 400m) is a tranquil area with a duck pond and is peppered with charming historic period homes. From Writtle, there is swift access to the mainline railway at Chelmsford or Ingatestone, easy access to the A12 and M11 and Stansted Airport is only a 30 minute car journey away.

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| 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

Chelmsford Station: 2.7 miles

Ingatstone 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

Stairs to first floor, radiator with cover, understairs storage cupboard, oak parquet flooring and smooth coved ceiling with smoke detector fitted.

#### Cloakroom

Opaque double glazed window to front, LLWC, vanity wash hand basin with tiled splashback, tiled flooring and smooth ceiling with sunken spotlights

#### Kitchen

5.14m x 3.32m (16'10" x 10'10")  
Double glazed windows to front and side, range of base and wall units with oak work surfaces incorporating a ceramic butler's sink with tiled splashbacks, built-in double oven, 5 ring gas hob with extractor fan over, integrated fridge, freezer and dishwasher, plumbing for American fridge/freezer, wall mounted boiler in cupboard, tiled flooring and smooth ceiling with sunken spotlights. Open to Conservatory / Breakfast Room and door to side.

#### Conservatory / Breakfast Room

3.50m x 3.00m (11'5" x 9'10")  
Fully glazed (complete with fitted blinds) with glass roof, radiator, tiled flooring and French doors to the rear garden.

#### Lounge

5.14m x 3.32m (16'10" x 10'10")  
A light and airy room with double glazed windows to the front, rear and side with plantation shutters fitted, inset log burner, architectural radiator, built-in shelving unit, carpet to floor and smooth coved ceiling.

#### Dining Room / Play Room

3.92m x 3.17m (12'10" x 10'4")  
Double glazed window to rear, architectural radiator, carpet to floor and smooth coved ceiling.

### FIRST FLOOR

#### Galleried Landing

Double glazed window to front, architectural radiator, carpet to floor and smooth coved ceiling with access to a part boarded loft with light and ladder fitted.

#### Bedroom One

3.90m x 3.16m (12'9" x 10'4")  
Two double glazed windows to rear with plantation shutters fitted, range of built-in wardrobes, architectural radiator, carpet to floor and smooth coved ceiling. Door to en-suite shower room.

#### Bedroom One - En-Suite

3.33m x 2.20m (10'11" x 7'2")  
Generous in size with dual aspect with windows to side and rear, double width shower, LLWC, vanity wash hand basin with tiled splashback, shaver point, heated towel rail, plumbing for bidet, tiled floor with electric underfloor heating and smooth ceiling with sunken spotlights.

#### Bedroom Two

3.16m x 2.77m (10'4" x 9'1")  
Double glazed window to rear, range of built-in wardrobes, architectural

radiator, carpet to floor and smooth coved ceiling.

#### Bedroom Three

2.83m x 2.63m (plus door recess) (9'3" x 8'7" (plus door recess))  
Double glazed window to front and side, built-in wardrobes plus shelving, architectural radiator, carpet to floor and smooth coved ceiling.

#### Family Bathroom

Dual aspect with opaque double glazed windows to front and side, panelled bath with central mixer taps, shower over bath, pedestal wash hand basin with tiled splashback, extractor fan, heated towel rail, tiled flooring with smooth ceiling.

#### Separate WC

Opaque double glazed window to front, LLWC, tiled flooring and smooth ceiling.

### EXTERIOR

#### Home Office One

5.34m x 3.34m (17'6" x 10'11")  
Entered via French doors, a spacious space with power and lighting fitted, fully insulated and double glazed windows overlooking the rear garden.

#### Home Office Two

4.56m x 3.34m (14'11" x 10'11")  
Entered via French doors, a spacious room with power and lighting fitted, fully insulated and double glazed windows overlooking the rear garden. There is the added bonus of a sink and drainer unit fitted, plus plumbing in place for an en-suite shower room.

#### Gardens

The property is approached via a pathway that passes the spacious front lawn area which has an array of tree and plant borders which provide

a green and leafy outlook from the property. The rear garden had been designed for low maintenance with an artificial lawn and leads round to a raised decked area ideal for entertaining. There is a further brick built storage room and garage access.

#### Garage & Parking

The gravel driveway offers off road parking for several vehicles and leads to the detached garage which has power and lighting fitted and courtesy door to side.

#### 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.



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