

Paul Mason Associates



Conquerors Close, Hatfield Peverel, Essex, CM3 2LT  
Offers in excess of £800,000

- Highly sought after position - Close to highly regarded Primary School
- Five bedroom detached family home
- Modern ensuite, family bathroom and ground floor cloakroom
- Three good size reception rooms and conservatory
- 14' x 11'8 kitchen/breakfast room plus separate utility room
- Spacious 22'5 x 11'1 max reception hall
- Double garage with twin electric roller doors, plus driveway providing off street parking
- Secluded and well maintained rear garden
- 1 mile from the station with direct links to London Liverpool Street
- EPC - TBC

Nestled in the highly sought after Conquerors Close within Hatfield Peverel, is this exquisite five-bedroom detached house, offering a perfect blend of comfort and elegance, ideal for the growing family.

The property is ideally positioned within short walking distance of the highly regarded Primary School and approx 1 mile from the train station with direct links to London Liverpool Street.

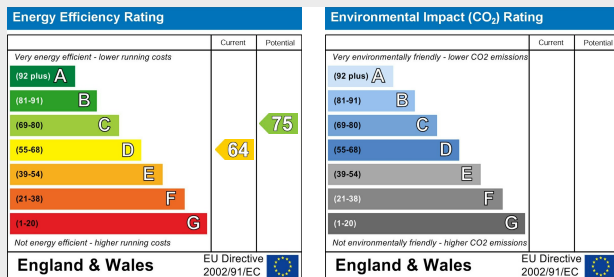
The property is well presented throughout offering spacious accommodation with the ground floor comprising a spacious 22'5 x 11'1 reception hall, 19'2 x 12'8 lounge, separate dining room and study, 14' x 11'8 kitchen/breakfast room plus separate utility room and pleasant conservatory overlooking the garden.

To the first floor there is a splendid 21'1 x 17'1 master bedroom with extensive fitted furniture and an ensuite bathroom with separate shower. There is also four further generous bedrooms, a modern family bathroom and part galleried landing.

The rear garden is well secluded and offers an ideal space for entertaining. There is a double garage with twin electric roller doors to front and also driveway providing off street parking.

An internal viewing is highly recommended to fully appreciate this wonderful detached family home.

## ***Floorplan***



## Location

The property is located in the delightful village of Hatfield Peverel, 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

#### Reception Hall

6.84m x 3.39m (22'5" x 11'1")

#### Lounge

5.86m x 3.88m (19'2" x 12'8")

#### Dining Room

3.81m x 3.72m (12'5" x 12'2")

#### Study

3.05m x 2.35m (10'0" x 7'8")

#### Kitchen

4.27m x 3.56m (14'0" x 11'8")

#### Utility Room

2.27m x 1.92m (7'5" x 6'3")

#### Cloakroom/WC

#### Conservatory

2.76m x 2.61m (9'0" x 8'6")

## FIRST FLOOR

#### Bedroom One

6.45m x 5.23m (21'1" x 17'1")

#### En-Suite Bathroom

3.11m x 2.56m (10'2" x 8'4")

#### Bedroom Two

4.47m x 3.89m (14'7" x 12'9")

#### Bedroom Three

3.79m x 3.71m (12'5" x 12'2")

#### Bedroom Four

3.89m x 3.05m (12'9" x 10'0")

#### Bedroom Five

2.55m x 2.44m (8'4" x 8'0")

### Family Bathroom

2.69m x 2.54m (8'9" x 8'3")

### Landing

### EXTERIOR

### Double Garage

6.65m x 5.20m (21'9" x 17'0")

### Driveway Providing Off Street Parking

### Secluded Rear Garden

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central

Heating

Local Authority - Braintree

District Council

### Viewings

Strictly by appointment only through the selling agent Paul

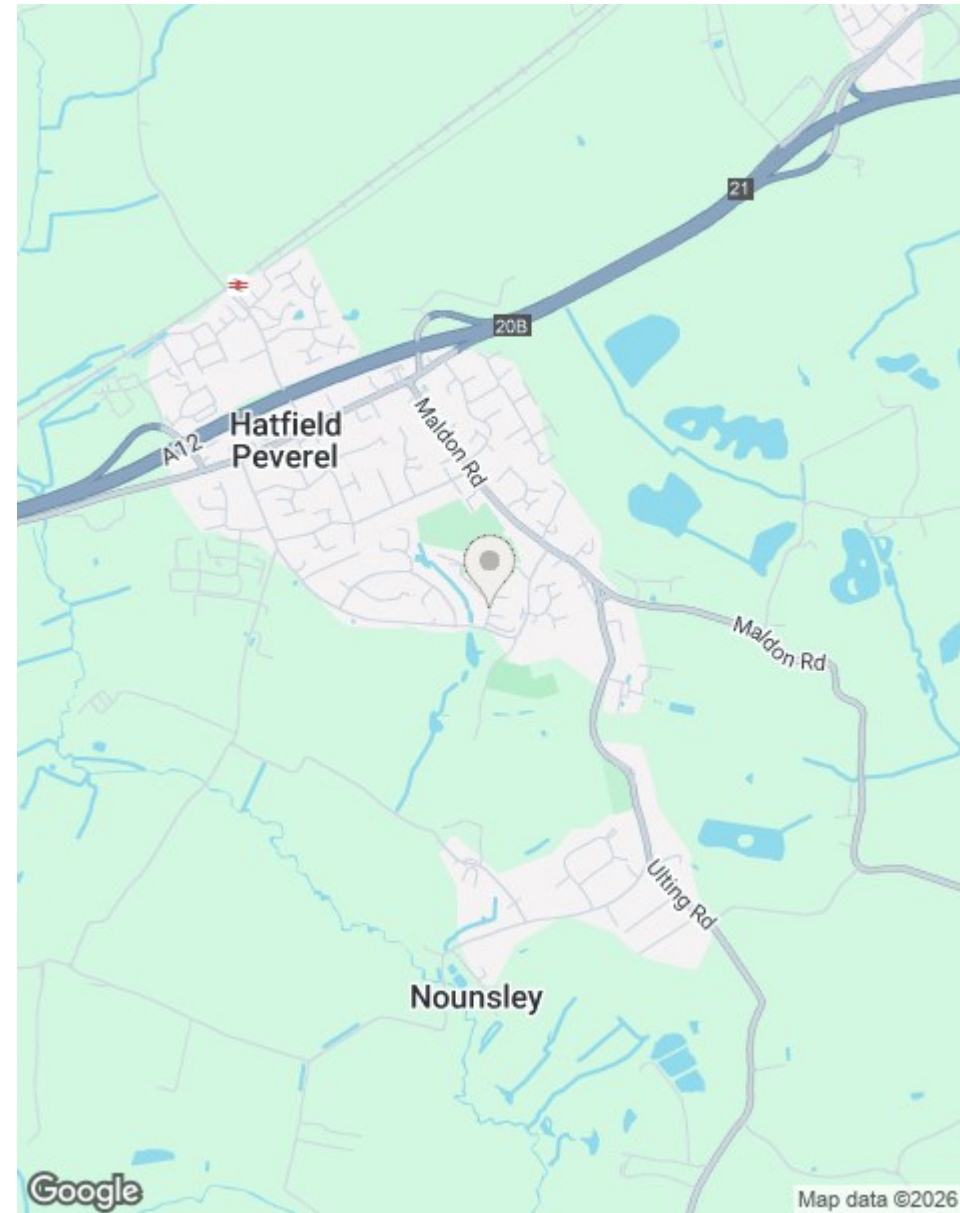
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### Important Notices

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.





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