

Paul Mason Associates



Nounsley Road, Hatfield Peverel, CM3 2NG  
Guide price £1,250,000

- A Generous Plot Extending to Approximately 7.5 acres
- Three Mature Fishing Lakes
- Income Generated by Fishery and Five Occupied Barn Units (Total Size 32m x 12m)
- Five Double Bedroom Detached House With Ensuite To The Principal Bedroom
- Family Bathroom and Ground Floor Bathroom
- Three Reception Rooms Plus a Conservatory and Kitchen/Breakfast Room
- Detached Double Garage and Driveway Parking for Numerous Vehicles
- Private Rear Garden Including Outbuilding/Games Room
- Sought After Location Close to the River Ter and Open Farmland
- EPC - D

Energy Efficiency Rating	
Current	Potential
	65
55	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

The rare opportunity has arisen to purchase this spacious five bedroom detached house, situated in a charming semi-rural area in Nounsley. This impressive house sits on a generous 7.5-acre plot and boasts three picturesque fishing lakes as well as private secluded gardens.

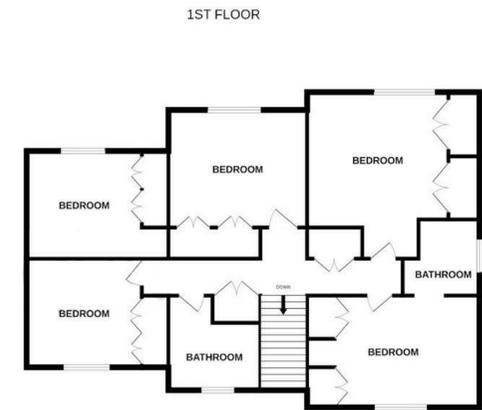
Internally the main house features five double bedrooms providing ample accommodation for families or guests. Bedroom One benefits from an en-suite and there is a separate first floor bathroom suite for the family. The ground floor commences with a welcoming entrance hall providing access to the three reception rooms offering a versatile living space. There is a sizeable 'L' shaped kitchen, ground floor bathroom and conservatory.

Externally, the property benefits from a detached double garage and ample off road parking for numerous vehicles. To the rear, there is a secluded garden with mature hedged borders which includes a paved patio seating area and outbuilding/games room with services connected.

Within the 7.5 acres there are numerous outbuildings including a large detached barn, currently divided into five separate units which generate an income. There are additional outbuildings including w.c facilities for the fishery and storage units.

The surrounding landscape enhances the appeal of this property, offering a tranquil retreat close to the River Ter, while still being conveniently located near the amenities of Chelmsford.

In summary, this remarkable house presents a chance to own a substantial family home in a serene setting, complete with fishing lakes and expansive grounds. It is a must-see property to fully appreciate the house and grounds on offer.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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

#### 'L' Shape Kitchen

4.62m x 4.56m (15'1" x 14'11")

#### Dining Room

4.17m x 3.30m (13'8" x 10'9" )

#### Lounge

4.58m x 3.33m (15'0" x 10'11")

#### Study

6.06m x 4.03m (19'10" x 13'2")

#### Bathroom

#### Conservatory

### FIRST FLOOR

#### Landing

#### Family Bathroom

#### Bedroom One

4.54m x 3.34m (14'10" x 10'11")

#### En-Suite

#### Bedroom Two

4.73m x 3.73m (15'6" x 12'2")

#### Bedroom Three

3.71m x 3.65m (12'2" x 11'11")

#### Bedroom Four

4.07m x 3.07m (13'4" x 10'0")

#### Bedroom Five

3.28m x 2.92m (10'9" x 9'6")

## EXTERIOR

Grounds extending to a total of 7.5 acres

### Double Garage and Driveway

Accessed via the main driveway, the property benefits from a detached double garage with parking to the front.

### Rear Garden

The secluded, south facing rear garden measures approximately 0.25 acres and is enclosed by a mature hedged border. The garden comprises a paved patio seating area and a outbuilding/games room (9m x 4m) with services connected and a separate WC.

### Fishery

Established in 1993 with the current owners taking over in 2006, this operation has been enjoyed by many for match and pleasure coarse finishing. There are three well stocked lakes with an average depth of 3.5ft and a variety of fish species including Carp, Tench, Bream, Golden Orfe and Rudd.

The top lake covers approximately 0.6 acres with 23 pegs. This is the newest addition and includes a long central island. The middle lake extends to approximately 0.7 acres with 21 pegs and also incorporates a central island and has a tree lined margin. Lastly, there is a small lake which is approximately 0.16 acres with 10 pegs.

The fishery has the benefit of an angler's W.C within a breeze block building and storage buildings for fishery equipment located adjacent to the Middle Lake car park.

### Barn

32m x 12m (104'11" x 39'4")

A large barn with five units (currently occupied) constructed from timber pole frame, concrete floor and sheet metal roof. The barn benefits from a 3-phase electricity connection and mains water supply with separate meters.

### Income and Expenditure

Please ask for further details.

## Property Services

Electric - Mains

Water - Mains

Drainage - Private

## 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.



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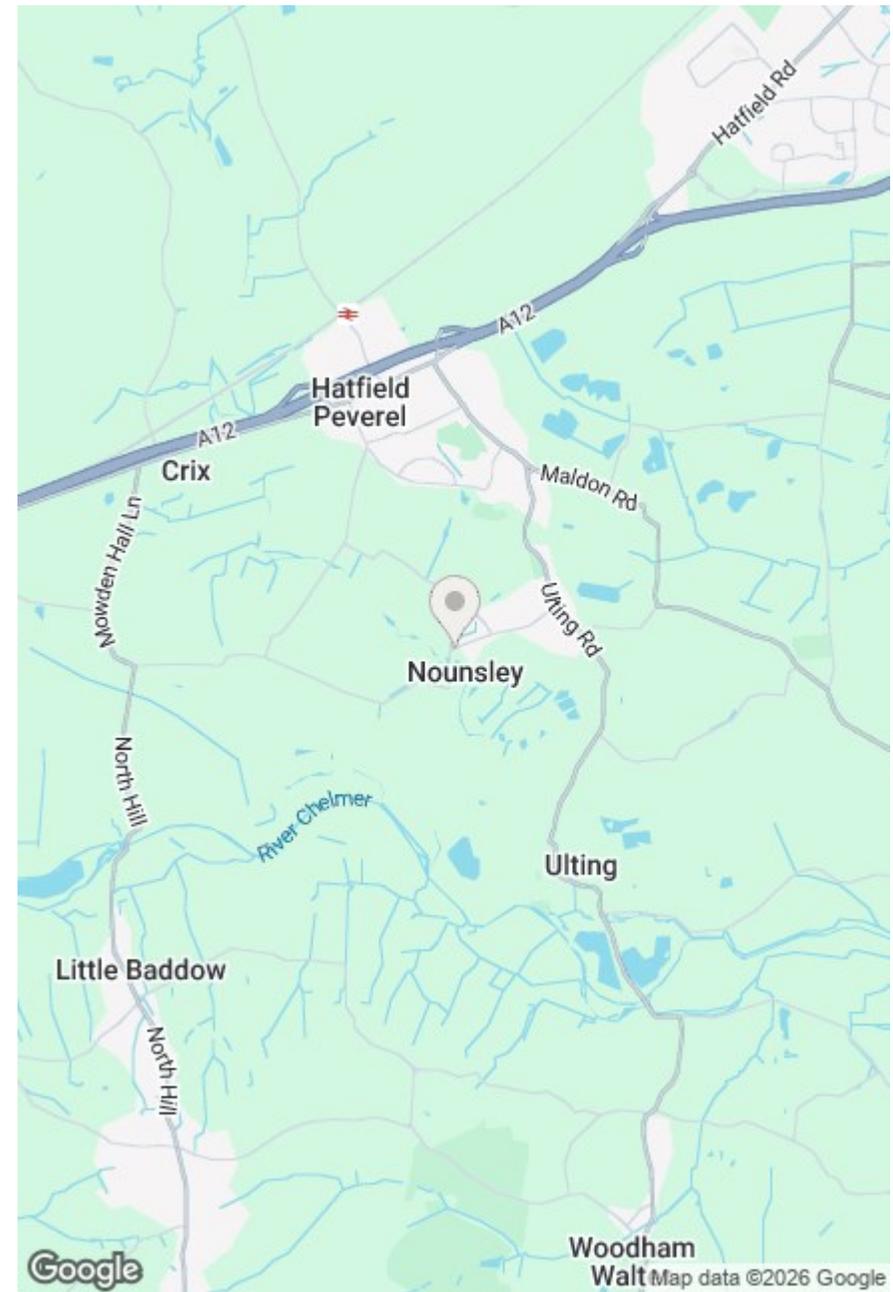
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