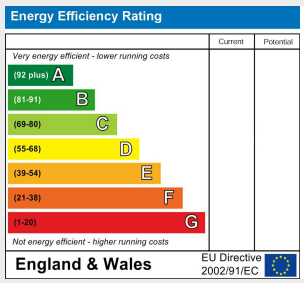
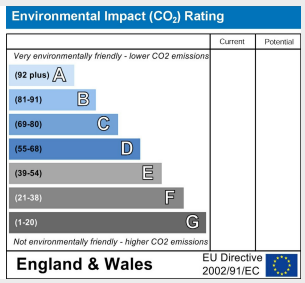


The Street, Hatfield Peverel, Chelmsford, CM3 2DL

Guide Price £325,000

- Charming two-bedroom Grade II listed cottage
- Prime Hatfield Peverel location, walking distance to local shops, amenities and restaurants
- Dual-aspect lounge with exposed beams and period features
- Generous kitchen/diner with recently replaced kitchen
- Direct access to the private rear courtyard
- Two good-sized double bedrooms and spacious first-floor landing
- Recently replaced family bathroom with stylish roll-top bath
- Courtyard garden with outside WC
- Allocated parking for one car
- EPC - N/A





This charming two-bedroom Grade II listed cottage occupies a prime position in the heart of Hatfield Peverel, tucked discreetly away from the main road. Bursting with character and individuality, the property combines period features, including exposed beams and an impressive log burner fireplace, with a number of more recent improvements.

The entrance door opens directly into the spacious lounge, where the fireplace provides an attractive focal point. Windows to either side create a pleasant dual-aspect feel and allow plenty of natural light into the room, while stairs rise to the first floor. From here, the accommodation flows through into a generous kitchen/diner, offering ample space for both cooking and dining. The kitchen runs along one wall and has recently been replaced, incorporating an integrated dishwasher, with a door providing direct access to the rear courtyard.

Upstairs, a spacious landing winds around to two good-sized double bedrooms, with the second bedroom currently arranged as a dressing room. The recently replaced family bathroom is another standout feature, finished with a stylish roll-top bath. Exposed beams continue throughout the first floor, reinforcing the cottage's historic character.

Outside, the property enjoys a private courtyard-style rear garden, ideal for low-maintenance outdoor seating and entertaining. There are two useful external storage cupboards together with an outside WC, while a rear gate provides convenient direct access to the parking area, where the property benefits from one allocated parking space.

A wonderfully individual period home offering an abundance of character, modern improvements and allocated parking, all within a sought-after Hatfield Peverel location.



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 short walking distance, 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

Lounge
5.6m x 4.8m (18'4" x 15'8")

Kitchen/Dining Room
5.7m x 4.2m (18'8" x 13'9")

FIRST FLOOR

Landing

Bedroom One
4.7m x 4.2m (15'5" x 13'9")

Bedroom Two
4.2m x 3.1m (13'9" x 10'2")

Family Bathroom

EXTERIOR

Courtyard Garden

Cloakroom

Storage Cupboard

Allocated Parking for One

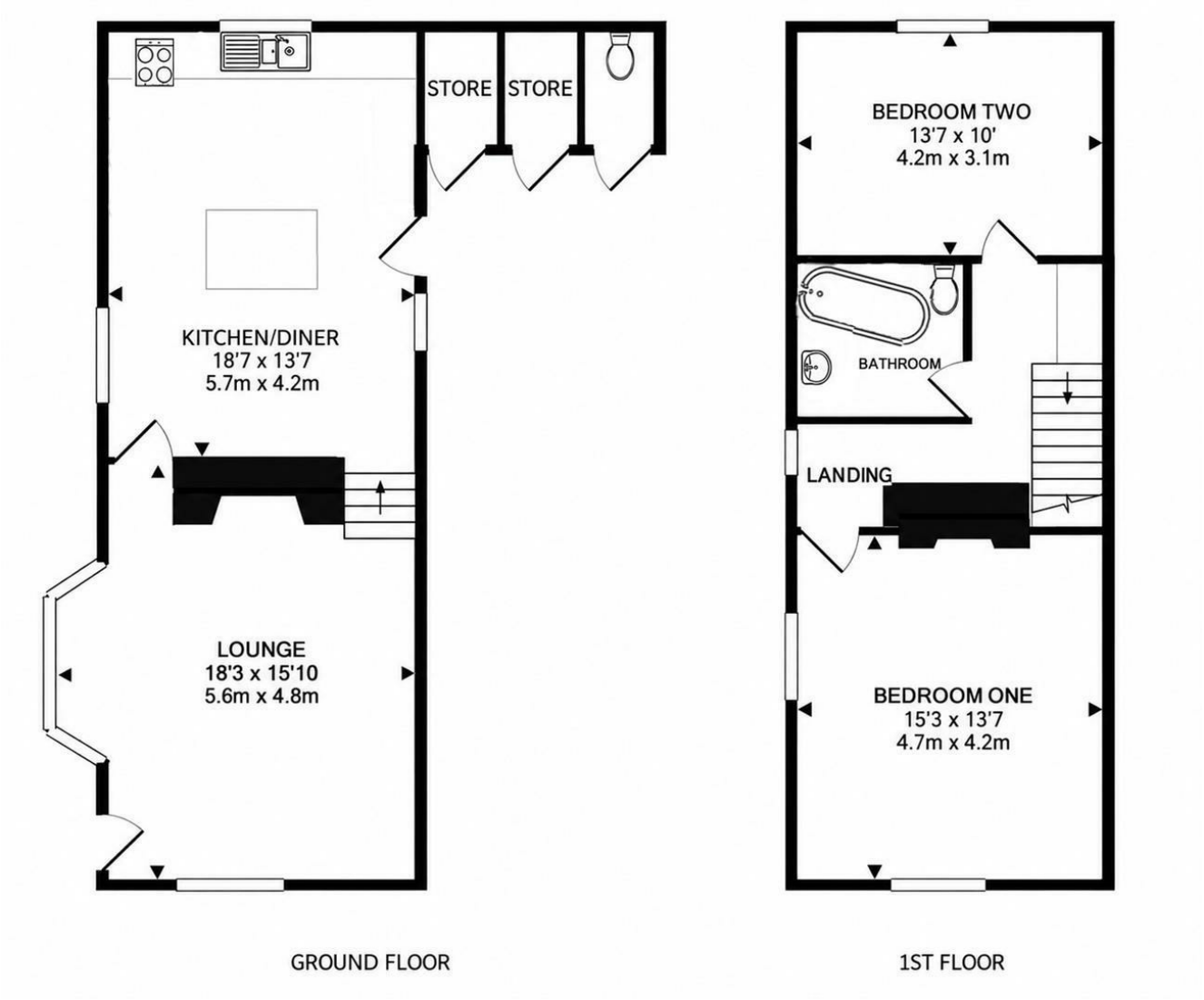
Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas central heating
Local Authority - Braintree

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.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.













Paul Mason Associates

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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

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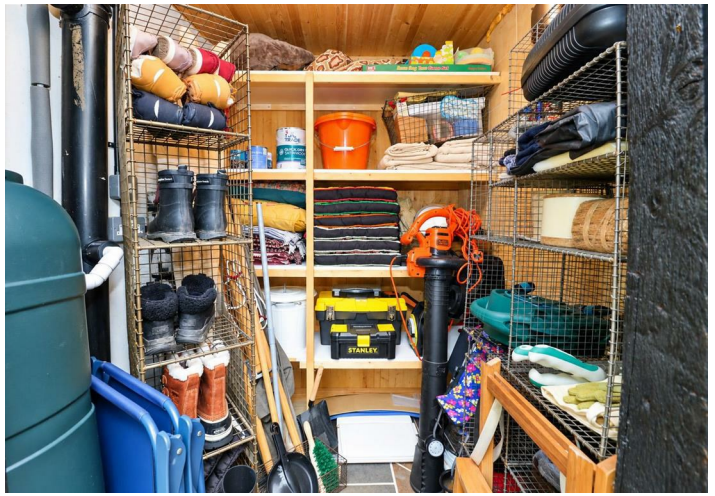
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