

Paul Mason Associates



Hartford End, Felsted, Chelmsford, CM3 1JY  
Guide price £875,000

- Delightful Grade II Listed Detached Cottage With Outbuilding
- Three Double Bedrooms
- Lounge With Inglenook Fireplace
- Three Further Reception Rooms Plus Fireplace
- Kitchen & Breakfast Room with Vaulted Ceilings
- Double Garage Plus Additional Workshop and Studio / Home Office
- Wonderful Front & Rear Gardens Adjoining Open Countryside With Unrivalled Views
- Semi-Rural Location Close To Felsted Village & Prestigious School
- An Abundance Of Period Charm Throughout
- Easy Access To Chelmsford City, M11 & Stansted Airport

Gary Townsend at Paul Mason Associates offers this wonderful three bedroom, 4 reception room, Grade II Listed Detached Cottage adjoining open countryside close to the sought after Felsted village with its prestigious schooling. The property has a wealth of character and charm throughout and also benefits from a detached double garage with workshop and Studio / Home Office (potential Annexe STPC), plus delightful front and rear gardens with far reaching countryside views.

Hartford End is situated to the south of the sought after village of Felsted, in between the villages of Littlely Green, (well known for its popular Compasses pub) and Great Waltham. Close by is the award-winning Galvin Green Man restaurant, located in the neighbouring hamlet of Howe Street, and is conveniently placed on the outskirts of Chelmsford City and within east access of Stansted Airport and M11.

Keepers Cottage, Hartford End, Chelmsford, CM3 1JY

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| 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) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

## DISTANCES

Felsted School: 2 miles  
Great Dunmow: 8 miles  
Chelmsford Station (into London Liverpool Street): 8.8 miles  
Chelmsford Grammar Schools: 7.8 miles  
Chelmer Valley High School: 5.4 miles  
Stansted Airport: 8.5 miles  
A120 at Great Dunmow linking with the M11 (junction 8) at Bishop's Stortford: 14 miles  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

The front entrance has exposed brickwork and beams and doors leading to the Lounge and Dining Room.

#### Lounge

3.65m x 3.64m (11'11" x 11'11")  
A wonderful room with window to front, inglenook fireplace with log burner and exposed brick surround, radiator, oak flooring and smooth ceiling with some exposed timbers and door to Snug.

#### Snug

3.65m x 3.00m (11'11" x 9'10")  
Windows to front and rear, radiator, exposed brick flooring and smooth ceiling with some exposed timbers.

#### Dining Room

3.66m x 3.55m (12'0" x 11'7")  
A delightful room with window to front, inglenook fireplace with log burner and exposed brick surround, radiator, oak flooring and smooth ceiling with some exposed timbers and open to Study.

#### Study

3.10m x 2.66m (10'2" x 8'8")  
Window to front, radiator, understairs storage cupboard, oak flooring and smooth ceiling with some exposed timbers.

#### Kitchen

3.76m x 3.57m (12'4" x 11'8")  
Windows to side, range of shaker style base and wall units with oak work surfaces incorporating an original brick fireplace housing the cooker, a butlers sink with central mixer tap, integrated fridge/freezer, dishwasher, washing machine and microwave, radiator, tiled flooring and a vaulted ceiling with exposed timbers. Open to Breakfast Area and door to Rear Lobby.

#### Breakfast Area

3.54m x 3.39m (11'7" x 11'1")  
Windows to side and rear, range of fitted storage units, radiator, tiled flooring and part vaulted ceiling. French doors opening to the rear patio and garden.

#### Cloakroom

Window to rear, LLWC, vanity wash hand basin with tiled backsplash, heated towel rail, tiled flooring and smooth ceiling.

#### Rear Lobby

Stable door to rear patio and garden, radiator, tiled flooring and smooth ceiling.

### FIRST FLOOR

#### Landing

Window to side plus a comprehensive range of storage cupboards plus exposed brickwork, carpet to floor and smooth ceiling.

#### Bedroom One

3.71m x 3.08m (12'2" x 10'1")  
Commencing with a Dressing Area and leading through to the main space with window to front, radiator, carpet to floor and smooth ceiling.

#### Bedroom Two

3.41m x 2.26m (11'2" x 7'4")  
Window to front, radiator, carpet to floor and smooth ceiling.

#### Bedroom Three

3.50m x 2.24m (11'5" x 7'4")  
Window to front, walk-in cupboard, radiator, carpet to floor and smooth ceiling.

#### Bathroom

Window to front, single shower and separate roll top bath with central mixer tap, LLWC, vanity wash hand basin with tiled backsplash, shaver point, heated towel rail, vinyl flooring and smooth ceiling.

### EXTERIOR

#### Double Garage

5.72m x 5.19m (18'9" x 17'0")  
The double garage is approached via a large gravel driveway that offers parking for several vehicles. There is power and lighting fitted plus a drop down ladder providing access to a large storage area above. Door to Workshop.

#### Workshop

4.00m x 2.55m (13'1" x 8'4")  
A stable door provides access to the garden and there is power and lighting fitted plus workbench.

#### Studio

2.54m x 2.27m (8'3" x 7'5")  
The Studio is situated to the rear of the outbuildings and is accessed via a stable door and has power and lighting fitted plus window overlooking open countryside.

#### Front & Rear Gardens

A particular feature of the property is its wonderful gardens and their aspect overlooking open countryside to both front and rear. The property is approached via a brick path flanked with box hedging with level lawns and a selection of planting, all set behind a low hedge with post and rail fencing. To the side of the property is the gated, gravel

driveway that provides parking for numerous vehicles and leads to the double garage. The lawns themselves wrap around the side of this delightful home, and lead you to the landscaped rear gardens which enjoy far reaching views across open countryside. There is a large patio area ideal for entertaining and al-fresco dining which is accessed via the rear lobby and breakfast room. From here, you step down onto the main lawn which has an array of specimen trees and plants, and leads to a pergola with well stocked grape vines.

#### 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.

#### Viewings

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



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