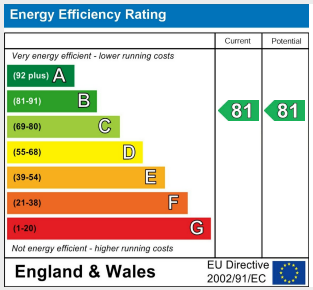
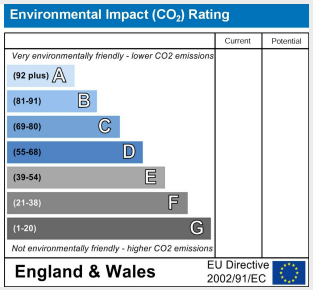
Paul Mason Associates

The Pastures, Hatfield Peverel, Chelmsford, CM3 2FX

Guide Price £300,000 - £325,000

- Built by Bellway in 2022 and situated on the popular Old Dairy Approach development in Hatfield Peverel
- Rare freehold coach house, offering the benefits of ownership without leasehold charges
- Private entrance with entrance lobby and staircase leading to the first-floor accommodation
- Spacious kitchen/dining room fitted with a range of integrated appliances
- Bright and separate lounge, providing a comfortable living space
- Two generous double bedrooms, with the principal bedroom benefiting from a modern three-piece en-suite
- Contemporary three-piece family bathroom serving the remaining accommodation
- Large private rear garden with an external storage cupboard, accessed directly from the front entrance
- Car port providing parking for two vehicles or offering additional storage
- EPC - B





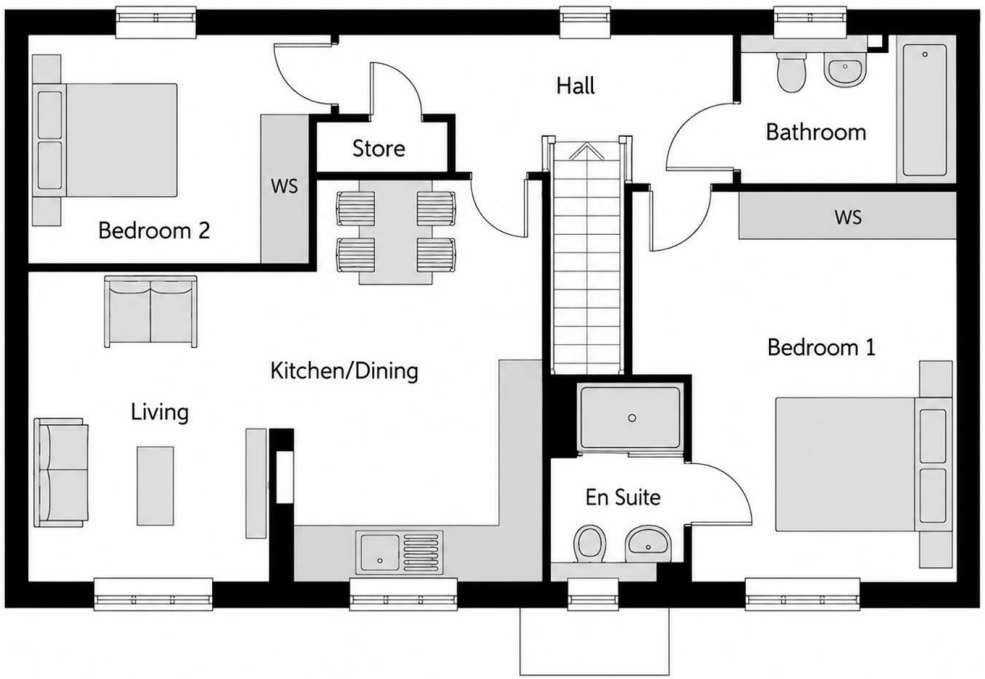
GUIDE PRICE £300,000 - £325,000.....Situated on the highly sought-after Old Dairy Approach development in Hatfield Peverel, built by the renowned Bellway Homes in 2022, is this beautifully presented two-bedroom coach house offering spacious, modern accommodation, a generous private garden and a car port. Ideally suited to first-time buyers, downsizers or investors, the property is within easy reach of Hatfield Peverel railway station, local amenities and excellent road links via the A12.

The property benefits from its own private entrance, leading into an entrance lobby with stairs rising to the first-floor accommodation. At the heart of the home is a spacious kitchen/dining room, fitted with a range of modern units and integrated appliances, providing an ideal space for both everyday living and entertaining. There is also a separate lounge, offering a bright and comfortable living area with plenty of natural light.

The accommodation comprises two generously sized bedrooms, with the principal bedroom enjoying the added luxury of a modern three-piece en-suite shower room. A contemporary three-piece family bathroom completes the internal accommodation, with the property presented in excellent order throughout.

Externally, the property continues to impress with a larger-than-average garden, accessed directly from the front entrance, making it ideal for relaxing or entertaining. There is also a useful external storage cupboard and a spacious car port providing parking for two vehicles, while also offering excellent storage potential if required.

A standout feature of this property is that it is completely freehold, a rare advantage for a coach house, offering buyers greater flexibility and avoiding the ongoing costs typically associated with leasehold properties. Combined with its modern finish, generous outside space and sought-after village location, this is a fantastic opportunity to purchase a home that is ready to move straight into..



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

Entrance Hallway with stairs to accommodation

Landing
4.6m x 1.9m (15'1" x 6'2")

Kitchen/Diner
4.3m x 3.3m (14'1" x 10'9")

Lounge
3.3m x 3.2m (10'9" x 10'5")

Bedroom One
4.0m x 3.3m (13'1" x 10'9")

En-Suite
2.1m x 1.6m (6'10" x 5'2")

Bedroom Two
3.6m x 2.6m (11'9" x 8'6")

Family Bathroom
2.2m x 1.9m (7'2" x 6'2")

EXTERIOR

Rear Garden

Car Port Space for 2 Vehicles

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

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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