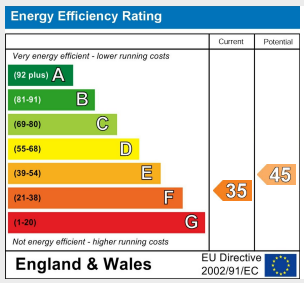
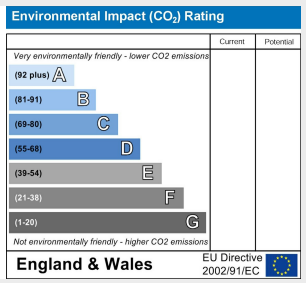



Mill Lane, Terling, CM3 2QG

Guide Price £700,000

- NO ONWARD CHAIN
- Idylic location with farmland to the rear and distance views
- Four double bedroom detached house
- Two reception rooms with exposed beams
- Open plan kitchen, breakfast and sitting room with bifold doors to the garden
- Family bathroom and ground floor cloakroom
- Raised paved terrace to the rear with views over the gardens
- 150' plot
- Tastefully renovated throughout
- EPC - F




**NO ONWARD CHAIN**.....An attractive four-bedroom detached family residence enjoying an idyllic setting, backing directly onto open farmland with far-reaching countryside views.

Beautifully renovated and sympathetically improved by the current owners, this charming home seamlessly combines contemporary living with an abundance of original character, including exposed beams and feature brickwork.

The well-proportioned accommodation comprises two generous reception rooms, together with an impressive open-plan kitchen/breakfast room incorporating a comfortable seating area, creating an ideal space for both everyday family life and entertaining, with bifold doors leading onto the rear terrace. A cloakroom completes the ground floor.

To the first floor are four spacious double bedrooms, all served by a stylish family bathroom.

Externally, the property is approached via a secluded private driveway providing ample off-road parking. The delightful rear garden begins with a raised paved terrace, perfectly positioned to enjoy uninterrupted views across the garden and the open countryside beyond.

Offering an exceptional blend of character, modern living and a sought-after rural outlook, this wonderful home must be viewed internally to be fully appreciated.

## Location

Terling is one of Essex's most picturesque and sought-after villages, renowned for its quintessential English charm, strong sense of community, and beautiful countryside surroundings. Designated as a conservation village, Terling is characterised by its attractive period homes, tree-lined streets and historic architecture, creating a truly idyllic setting.

The village enjoys an excellent range of local amenities, including a highly regarded primary school, village store and post office, traditional public house, parish church, village hall and an active community offering numerous clubs and events throughout the year. Surrounded by open farmland and scenic countryside, Terling provides an abundance of walking, cycling and equestrian routes, making it an ideal location for those seeking a peaceful rural lifestyle. There is a village swimming pool, tennis courts and cricket club.

Despite its tranquil setting, Terling is well positioned for commuters. The nearby towns of Hatfield Peverel, Witham and Chelmsford provide a comprehensive range of shopping, leisure and educational facilities, together with mainline railway stations offering regular services to London Liverpool Street. Road connections are equally convenient, with the A12, A120 and M25 all within easy reach.

Combining the charm of village living with excellent transport links and access to some of Essex's finest countryside, Terling remains one of the county's most desirable locations for families, professionals and those looking to enjoy a relaxed yet well-connected lifestyle.

## Distances

Terling Village Shop & Post Office (1 mile)
Hatfield Peverel Railway Station feeding London Liverpool Street (3.4 miles)
London Stansted Airport (23.9 miles)
A12 Northbound (4.2 miles)
(All mileages are approximate)

## Accommodation

## GROUND FLOOR

### Entrance Lobby

### Dining Room

4.65m x 3.69m (15'3" x 12'1")

### Lounge

4.69m x 4.40m (15'4" x 14'5")

### Kitchen/Breakfast Room and Sitting Room

7.30m x 4.07m (23'11" x 13'4")

### Cloakroom

## FIRST FLOOR

### Bedroom

4.66m x 3.74m (15'3" x 12'3")

### Bedroom

3.86m x 3.33m (12'7" x 10'11")

### Bedroom

3.49m x 3.10m (11'5" x 10'2")

### Bedroom

4.02m x 3.01m (13'2" x 9'10")

### Family Bathroom

## EXTERIOR

### Front Garden

### Rear Garden

### Viewings

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

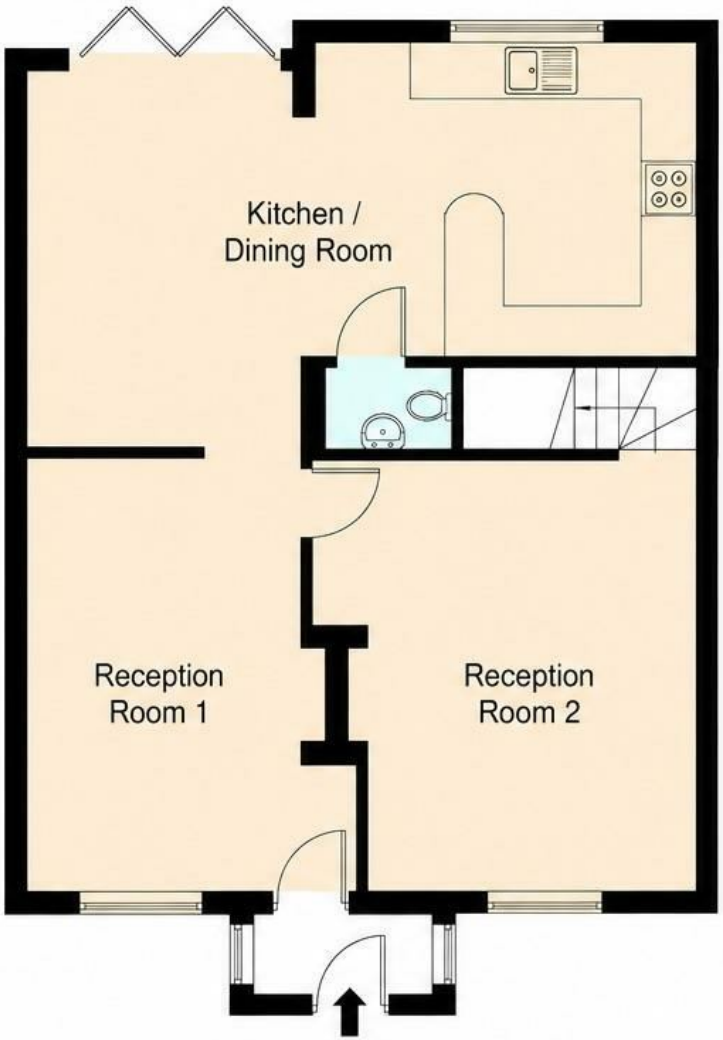
### Property Services

Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Heating - N/A
Local Authority - Braintree

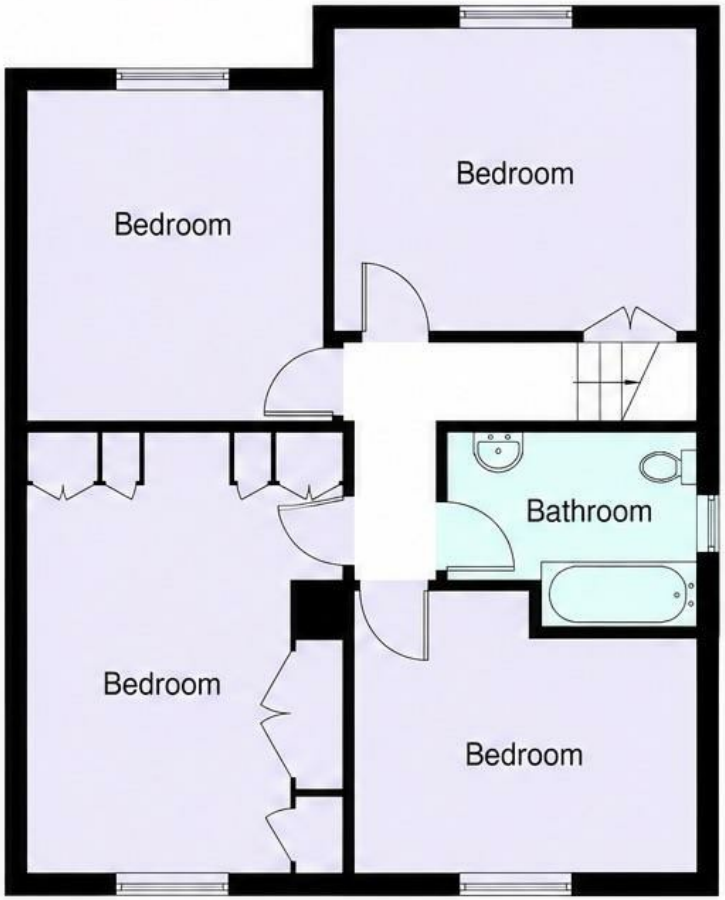
### Important Notices

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.

Approximate Gross Internal Area = 141.7 sq m / 1525 sq ft




Ground Floor




First Floor

## For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let











Paul Mason Associates


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**Paul Mason Associates Limited** Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

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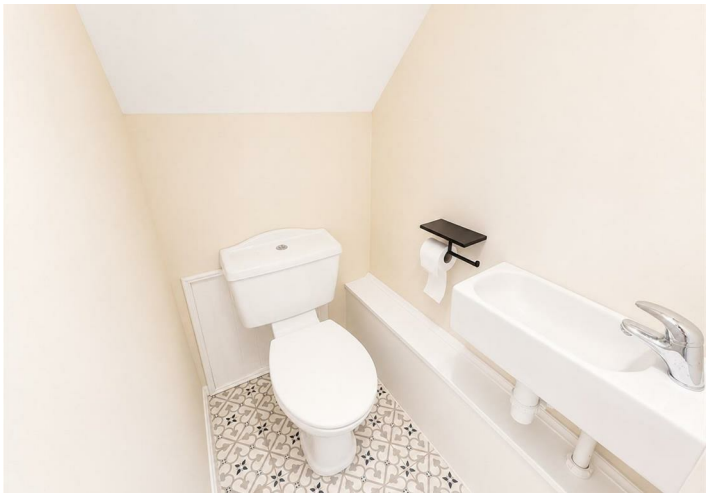
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