

Paul Mason Associates



South Street, Great Waltham, Chelmsford, CM3 1DG

Auction Guide £450,000

- For Sale by The Modern Method of Auction (Terms and conditions apply)

- Subject to Reserve Price - Buyers fees apply

- Charming 3 Bedroom Grade II Listed Cottage with NO CHAIN.

- Charming Lounge With Inglenook Fireplace

- Wealth Of Beams And Timbers Providing Character & Charm

- Spacious Kitchen / Dining Room Overlooking The Rear Garden

- Garden Room With French Doors

- Range Of Useful Outbuildings

- Private Parking Leading To Timber Garage

- Internal Inspection Highly Advised To Fully Appreciate Charm & Character On Offer

FOR SALE BY THE MODERN METHOD OF AUCTION - Starting Price £450,000 Paul Mason Associates are delighted to offer for sale this charming semi detached cottage, offered for sale through the Modern Method of Auction, which is operated by iamsold Limited.

A charming example of a Grade II Listed Cottage which has been sympathetically renovated to provide a wonderful home with far reaching countryside views to the south facing rear aspect. This deceptively spacious home offers versatile living accommodation along with a wonderful, well stocked gardens with an array of specimen trees and planting, providing various entertaining areas and a burst of colour.

The property is located in the heart of Great Waltham village (within the Greenbelt) which is situated 4 miles north of Chelmsford city centre. Great Waltham has excellent pre and primary schooling, a public house and convenient coffee shop, plus a well-stocked village store/post office. There is a regular bus service in the village leading to Chelmsford City Centre and outlying villages and towns including Stansted Airport. The City of Chelmsford offers an excellent selection of private and state schooling, restaurants and shopping facilities with a mainline railway station serving London Liverpool Street with an approximate journey time of 35 minutes.

White Cottage, South Street, Great Waltham. CM3 1DG

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Auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

DISTANCES

Chelmsford Station: 5.9 miles (Liverpool Street from 34 mins)

King Edward's Grammar School: 5.4 miles

Girls County High School: 5.2 miles

Stansted Airport: 13.8 miles

M11: 15 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Garden Room

4.29m x 3.25m (14'0" x 10'7")

Entered via French doors from the rear garden this vaulted reception room is both light and airy with views over the side deck and gardens, and also has the potential to create a further fireplace to the internal, exposed brick chimney. Stable door leads you through to the Kitchen.

Kitchen / Dining Room

5.94m x 2.57m (19'5" x 8'5")

The well presented kitchen, with vaulted ceiling, has a range of hand made base and wall units set under a wooden work surface with double

butlers sink with central mixer tap which is positioned below a lovely picture window overlooking the rear garden. The opposite side sits a large Rangemaster cooker with matching extractor hood over. The dining area has a wrap around picture window to both the south and west aspect creating a light and airy area to dine. Doors lead through to the Inner Hall and Rear Lobby, which in turn accesses the ground floor cloakroom and separate bathroom.

Lounge

5.36m x 3.25m (17'7" x 10'7")

This room offers an abundance of character and charm through its exposed beams and timbers, plus a large brick fireplace with inset wood burner. Windows to the front aspect look over a central green and there is also a doorway to the front should you wish to use this as the main entrance. A staircase leads you to the first floor.

Bedroom Two

3.56m x 3.15m (11'8" x 10'4")

Located on the ground floor, this charming bedroom, housing a King sized bed, could easily double up as an additional reception room should you desire. Again, a selection of beams and timbers create a warm feel and there are views to the front aspect lower the village Green.

Rear Lobby

Accessed off the Kitchen with doors to the Bathroom and Cloakroom plus a tall storage area.

Bathroom

Located off the rear lobby area, the fully tiled bathroom offers a bath with shower over, vanity wash hand basin, heated towel rail, plus additional storage and plumbing for a washing machine.

Cloakroom

Modern suite, window to rear aspect, heated towel rail and low level WC.

FIRST FLOOR

Landing

Storage cupboards, access to loft area.

Bedroom One

3.45m x 3.07m (11'3" x 10'0")

A cosy space to retreat to at the end of the day, with space for a King sized bed, window to front aspect and a wealth of exposed timbers.

Bedroom Three / Dressing Room

2.87m x 2.57m (9'4" x 8'5")

Currently set up as a Drssing Room by the current owners, this room has a window to the front aspect and a range of exposed timbers.

Shower Room

A first floor shower room isn't always found in Grade II Listed cottages, but the owners have managed to create a convenient room with shower, LLWC and vanity wash hand basin.

EXTERIOR

Front & Rear Gardens

One of the unique features of this charming cottage is its well stocked and picturesque gardens. The wide plot takes full advantage of the far reaching countryside views, and provides many areas to relax and soak up the surroundings. A particular favourite is the covered outside entertaining area with log burner, and raised dining table, alongside an exterior sink area and work surface, ideal for those BBQ parties. From here you step up to an open lawn area which is flanked by a range of fruit trees, to include apple and pear, and plants to one of the decked areas that nestles to the south boundary hedge. Continuing this direction leads you through to a selection of outbuilding which could offer a range of uses from Studio's to storage and adjoins a neighbouring conservation area. From the rear of the cottage there is also a pathway that accesses another raised decked area which sits next to the natural pond, and is ideal for the setting western sunshine. Access can also be found to the front of the property and to the parking area.

Parking

The property has a large wooden garage which is set back from the road allowing the driveway to currently offer parking for two vehicles.

Auctioneer Comments

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is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

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Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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.



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