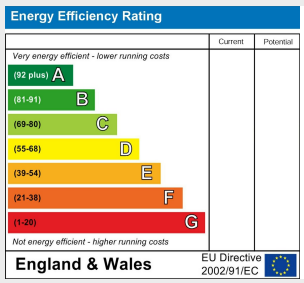
Paul Mason Associates

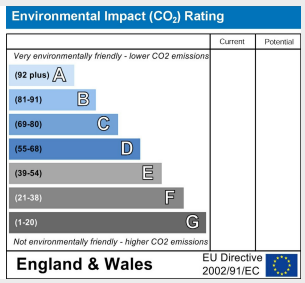


Plantation Road, Boreham, Essex, CM3 3EA

Guide price £800,000

- Extended and much improved five bedroom detached family home
- Highly sought after location with easy access to the village amenities and just over 1 mile from the new Beaulieu station
- Well maintained mature and secluded plot measuring approx 255' x 40'
- Four first floor bedrooms plus bedroom five/study
- First floor family bathroom plus additional ground floor shower room
- Ample ground floor space, ideal for the growing family
- 17'8 x 12'1 kitchen/breakfast room
- Numerous outbuildings, ideal for entertaining, with power and light connected
- Ample off street parking for 10+ cars
- EPC - TBC





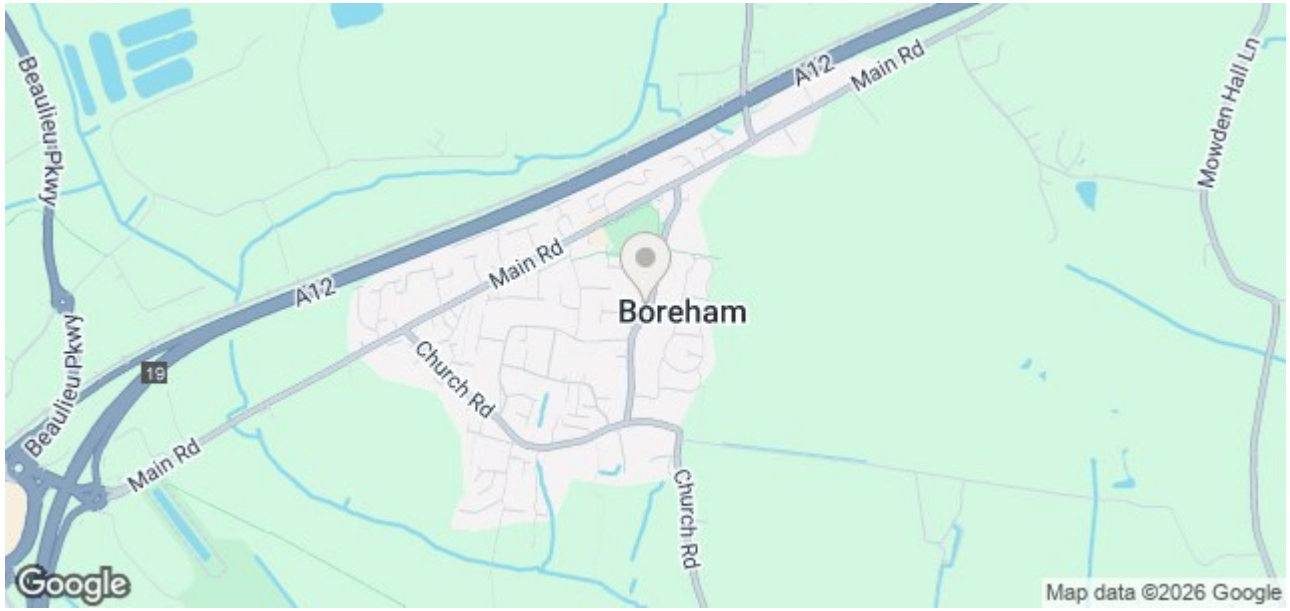
An impressive and deceptively spacious five bedroom detached family home, situated within the highly sought-after village of Boreham, offering extensive and versatile accommodation, a superb established plot measuring approx 255' x 40' and a substantial driveway providing off-road parking for 10+ vehicles.

The property offers a wonderful blend of character and modern family living, with the ground floor comprising a welcoming entrance hall, an attractive lounge with feature fireplace and bay window, a separate sitting room with French doors opening onto the rear garden, a spacious dining room, an additional reception area and a well-appointed kitchen/breakfast room featuring a range of fitted units and space for a large dining table. Further ground floor accommodation includes a modern shower room.

The first floor provides five bedrooms, offering flexibility for growing families and those requiring space to work from home, together with a family bathroom.

A particular highlight of this delightful home is the substantial, beautifully established rear garden, which offers a wonderful degree of seclusion. The garden is predominantly laid to lawn with mature trees, established shrubs, extensive paved seating and entertaining areas, a covered pergola and a number of impressive timber outbuildings, including a delightful summerhouse and a charming Scandinavian-style BBQ lodge with wraparound seating and a central grill. These provide excellent additional spaces for relaxation and entertaining throughout the year.

Boreham is a popular and well-served Essex village, offering a range of local amenities and picturesque countryside walks, whilst being conveniently positioned for access to Chelmsford, the A12 and the new Beaulieu Park railway station, situated just over a mile away, providing excellent rail connections to London Liverpool Street.



Location....

Nestled within the highly regarded village of Boreham, this property enjoys an enviable setting between Chelmsford City Centre and Hatfield Peverel, perfectly combining the charm of village life with excellent convenience for day-to-day living and commuting alike.

Boreham is a particularly desirable Essex village, well known for its welcoming community atmosphere and excellent range of local amenities. Residents benefit from a popular village hall, two recreation grounds, a parade of shops, hairdressers, barbers, a post office, primary school and doctor's surgery, together with a fine butchers shop, gun shop, several pubs and the much-admired Lion Inn. The village also offers a wide variety of clubs, groups and activities for all ages, adding to its strong sense of community and appeal.

Ideal for commuters, the recently opened Beaulieu Park railway station is situated just over a mile away, providing convenient access to wider transport connections.

Boreham is also steeped in history and character, with two designated conservation areas that showcase a number of buildings of architectural and historic interest. These include the 16th-century timber-framed Clockhouse, the historic St Andrew's Church, originally a small Saxon building, and a variety of attractive period homes.

The village is further enhanced by the presence of Boreham House, an elegant Grade I listed mansion set within approximately 35 acres, originally constructed between 1728 and 1733 for Benjamin Hoare. From 1931 until 1997, Boreham House was owned by the Ford Motor Company and was used as a college.

This attractive village setting, combined with its excellent amenities, rich heritage and convenient transport links, makes Boreham a truly exceptional place to call home.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge
4.3m x 3.6m (14'1" x 11'9")

Sitting Room
3.7m x 3.7m (12'1" x 12'1")

Shower Room

Dining Room
2.8m x 2.8m (9'2" x 9'2")

Music Room/Study Area
2.8m x 2.8m (9'2" x 9'2")

Kitchen/Breakfast Room
5.4m x 3.7m (17'8" x 12'1")

FIRST FLOOR

Bedroom One
3.7m x 3.7m (12'1" x 12'1")

Bedroom Two
3.7m x 3.4m (12'1" x 11'1")

Bedroom Three
3.1m x 2.9m (10'2" x 9'6")

Bedroom Four
2.9m x 2.6m (9'6" x 8'6")

Bedroom Five/Study
2.1m x 2.1m (6'10" x 6'10")

Family Bathroom

Landing

EXTERIOR - PLOT MEASURING 255' X 40'

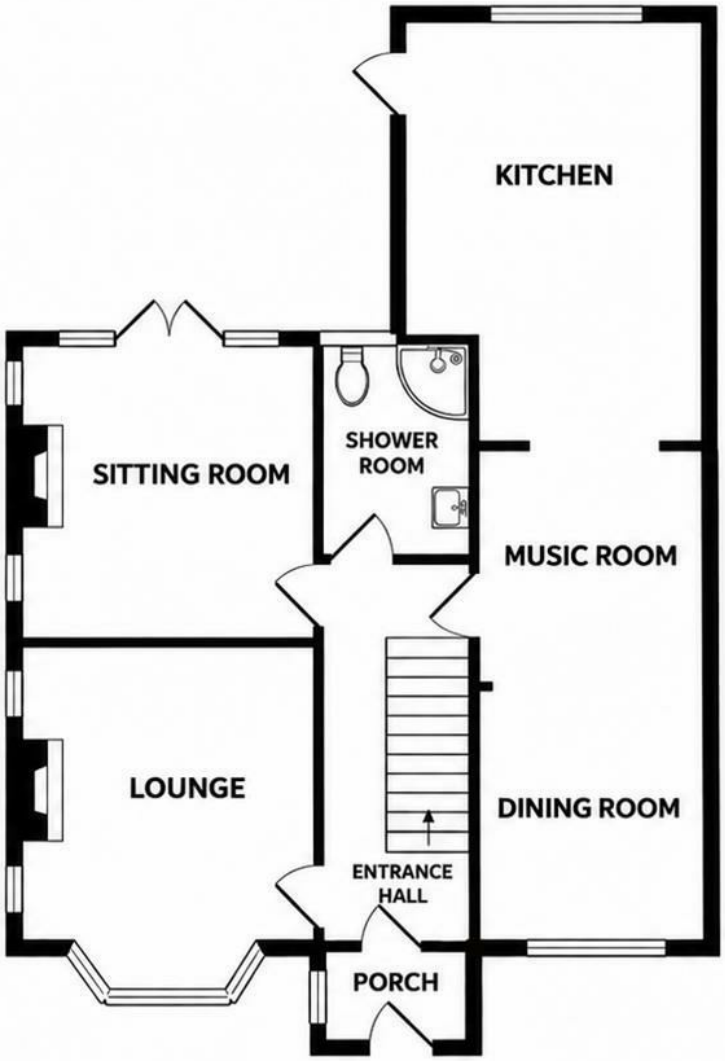
Off Street Parking for 10+ Cars

Rear Garden - Approx 165' X 40'

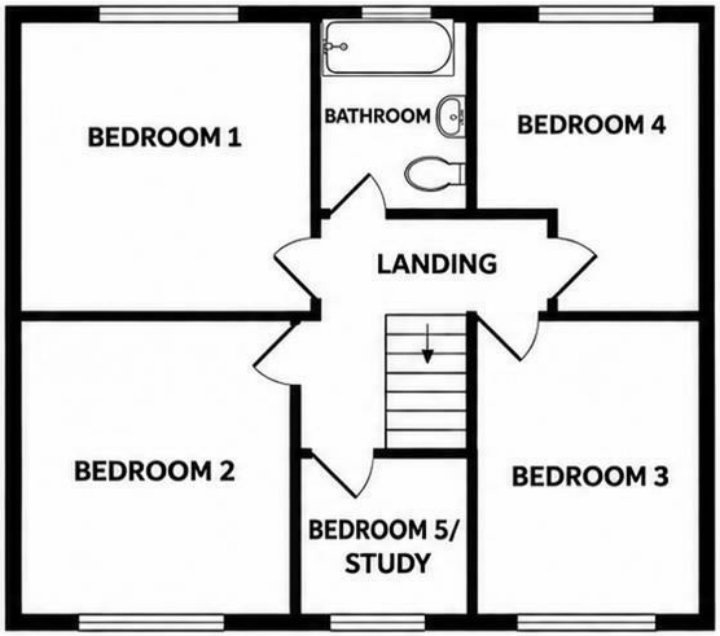
Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas central heating
Local Authority - Chelmsford

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.



GROUND FLOOR



FIRST FLOOR











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Bruce House
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Sales | Lettings | Development | Investment

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

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