

Maldon Road, Hatfield Peverel, CM3 2HH

Offers in excess of £400,000

- Corner Plot
- Detached House
- Three First Floor Bedrooms
- Single Garage
- 0.7 miles to Train Station
- Sizeable Entrance Hall
- Two Reception Rooms
- Sought After Village Location
- Development Opportunity
- EPC - F

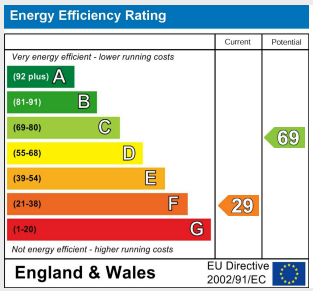
** Unexpectedly Re-available **..... First offered to the market since its construction in 1957, this three-bedroom detached property occupies a generous corner plot conveniently positioned close to the village amenities.

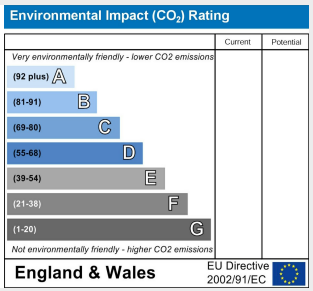
Although the residence would benefit from modernisation, it offers spacious and well-proportioned accommodation throughout. Accessed via a welcoming entrance hall with staircase rising to the first floor, the ground floor comprises two good-sized reception rooms together with a kitchen located to the rear of the property. To the first floor, there are three double bedrooms and a family shower room.

The property also offers excellent scope for extension, subject to the necessary planning consents. Set back from the road, it enjoys generous front and side gardens, while to the rear there is a driveway providing off-street parking and access to a garage and workshop, both of which may offer potential for conversion into additional accommodation, subject to the relevant building regulations.

This is a rar is strongly recommend







History of the property in the vendors words

After my great grandfather died in early 1957 the decision was made by my great grandmother to loan her son and his wife the money to build Freshfields.

She sold her farm, Latneys and her son sold his farm which was across the road, Wood End and they all moved into Freshfields in September of the same year.
It was such a special place to them all. The photo of my great grandmother (80 by the time I was born) by the newly planted magnolia tree, just one of the many that bears testament to that.
The garden was always gorgeous, rows of sweet peas and runner beans by the driveway and lots of tomatoes and cucumbers in the greenhouses. The surplus would be placed on a table by the front gate with an honesty box and sold.
The house was always incredible, sun streaming into the hallway but winter was incredibly special.
The twinkling lights from the Christmas tree in the hallway, on the right as you come from the kitchen creating a beautiful twinkling light as you came downstairs. Dining room was only ever used on Christmas Day for dinner before retreating into the sitting room where the open fire would be lit and the “big light” would go off. The flames dancing prettily throwing out heat and the right amount of light after such an incredibly exciting day.

I can’t describe eloquently enough the feeling that I had during the times I spent there but magical is as close as I can get.
My great grandmother and my grandparents were incredible people who obviously contributed to that feeling but the house retains some of that magical energy. I genuinely hope that whoever is lucky enough to buy this special home feels the love throughout it and if they are fortunate enough to create even half of the amazing memories I have of Freshfields they will be incredibly blessed.

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

GROUND FLOOR

Kitchen
3.79m x 3.17m (12'5" x 10'4")

Reception Hall
6.22m x 2.74m (20'4" x 8'11")

Lounge
4.90m x 3.97m (16'0" x 13'0")

Dining Room
4.90m x 4.12m (16'0" x 13'6")

FIRST FLOOR

Bedroom One
5.7m x 4.16m (18'8" x 13'7")

Bedroom Two
5.75m x 3.50m (18'10" x 11'5")

Bedroom Three
4.27m x 2.76m (14'0" x 9'0")

Shower Room

EXTERIOR

Brick Outbuilding

Garage

Rear Garden

Frontage

Property Services

Electric - Mains
Water - Mains
Drainage - Mains
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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