

Paul Mason Associates



Station Road, Cold Norton, Chelmsford, CM3 6HX
Guide price £1,000,000

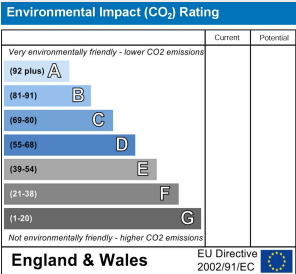
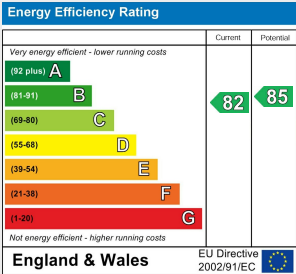
- Substantial five-bedroom detached family home
- Highly desirable village location in Cold Norton, Essex
- Large open-plan reception and dining room
- Impressive kitchen/breakfast room with central island
- Separate play room, utility room, cloakroom, and integral garage
- Large gated driveway with ample parking
- Generous rear garden with patio, lawn, mature planting, and gazebo area
- Two en-suite shower rooms, family bathroom and ground floor cloakroom
- Well proportioned bedrooms
- EPC - B

Guide Price £1,000,000 - £1,100,000...Woodcote is an impressive five-bedroom detached family home offering generous, well-balanced accommodation arranged over two floors, set within the desirable Essex village of Cold Norton. Presented to a high standard throughout, the property combines spacious modern living with attractive character touches, including exposed brickwork, two feature fireplace with wood-burning stove, oak flooring, and a striking timber-framed entrance porch.

The ground floor is designed with family life and entertaining in mind. A welcoming entrance hall leads through to a substantial reception and dining room, measuring approximately 26'3" x 25'3", providing a superb open-plan living space with plenty of natural light and direct connection to the kitchen area. The kitchen is a particular highlight, extending to approximately 25'3" x 17'5", fitted with elegant shaker-style cabinetry, a large central island with breakfast seating, pendant lighting, and a stylish herringbone-style splashback. A utility room and ground floor cloakroom add practical convenience, while a separate play room offers flexibility as a snug, study, or family room.

Upstairs, the first floor provides five bedrooms, making the home ideal for larger families or those needing home-working space. The principal bedroom measures approximately 15'6" x 12'8", with further well-proportioned bedrooms including two rooms measuring approximately 17'6" in length. The first floor also includes multiple bath and shower facilities including two en-suites, with the bathrooms finished in a clean, contemporary style.

Externally, the property is approached via a large gated block-paved driveway, providing ample off-street parking and access to an integral garage. To the rear, the home enjoys a generous lawned garden with patio seating areas, mature boundary planting, and space for outdoor dining and family recreation..



Location

Cold Norton is a sought-after Essex village set between Purleigh and North Fambridge, offering an appealing balance of countryside living and everyday convenience. The village provides a Londis convenience store, a well-regarded primary school, village amenities and The Norton public house, while Three Rivers Golf & Country Club offers superb leisure facilities including two 18-hole golf courses, a bar, restaurant and gym. Surrounded by attractive countryside and pleasant walking routes, Cold Norton is also well placed for access to South Woodham Ferrers, Maldon and Chelmsford, with nearby North Fambridge railway station providing links along the Crouch Valley Line.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom/WC

Lounge/Dining Room

8.0m x 7.7m (26'2" x 25'3")

Kitchen

7.7m x 5.3m (25'3" x 17'4")

Utility Room

2.4m x 1.9m (7'10" x 6'2")

Playroom/Reception Room Two

3.6m x 3.3m (11'9" x 10'9")

FIRST FLOOR

Landing

Family Bathroom

Bedroom One

4.7m x 3.9m (15'5" x 12'9")

En-Suite

Bedroom Two

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

En-Suite

Bedroom Three

5.3m x 2.9m (17'4" x 9'6")

Bedroom Four

5.3m x 2.5m (17'4" x 8'2")

Bedroom Five

3.2m x 2.5m (10'5" x 8'2")

EXTERIOR

Garage

5.5m x 3.3m (18'0" x 10'9")

Rear Garden

Frontage

Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Air Source Heat Pump

Local Authority - Maldon District Council

Viewings

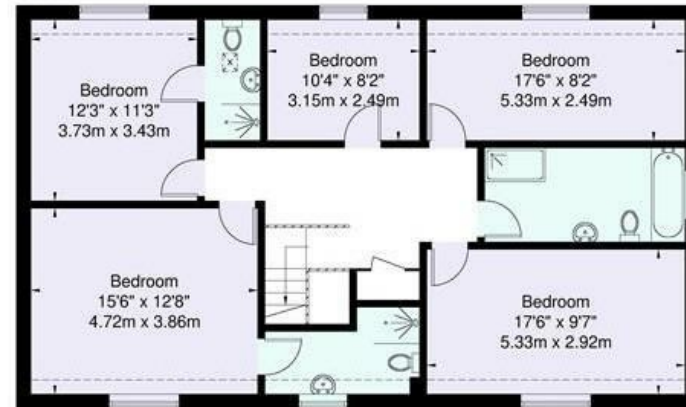
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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.

Approximate Gross Internal Area = 252.1 sq m / 2713 sq ft

Reduced headroom below 1.5m / 5'0"



First Floor



Ground 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.



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