

Paul Mason Associates



Station Road, Hatfield Peverel, Essex, CM3 2DT  
Guide Price £900,000 - £950,000

- Stunning five bedroom detached family home
- Extended and completely refurbished to a high specification
- Rarely available private turning, within short walking distance of the train station
- 16'1 x 16'1 master bedroom with dressing room and stunning en-suite four piece bathroom
- En-suite shower room to bedroom two, family bathroom and ground floor cloakroom
- 22' x 11'10 dual aspect lounge with French doors to garden
- 28'1 x 12'2 kitchen/dining/family room with appliances to remain and Quartz worktops
- Secluded and beautifully maintained landscaped gardens to front and rear with electric security gates to front
- No onward chain - Option to sell fully furnished should this be of interest to a potential purchaser.
- EPC - TBC

**\*\* Guide Price £900,000 - £950,000 \*\***..... Paul Mason Associates are delighted to offer for sale this stunning executive style detached family home, situated in a rarely available private turning, just a short walk from the train station with direct links to London Liverpool Street.

The property has been sympathetically extended and completely refurbished by the present sellers to a high specification throughout, to provide ideal space for the modern family.

Internally the ground floor accommodation comprises a spacious reception hall, splendid 28'1 x 12'2 kitchen/dining/family room situated to the rear overlooking the garden, 22' x 11'10 dual aspect lounge with French doors to the garden, fully fitted home office, an extensively fitted utility room with appliances and cloakroom/WC.

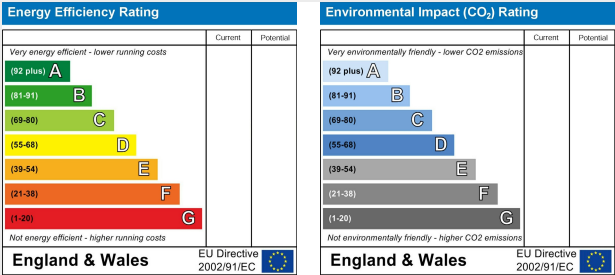
The first floor there is a large master bedroom suite with separate dressing room and stunning four piece en-suite with his and hers sinks. Bedroom two also has the benefit of a modern en-suite shower room. There are then three further bedrooms along with a modern family bathroom. All bedrooms have the benefit of fitted air conditioning units to remain. The main loft is boarded offering ideal storage, accessible via an electric loft hatch and electric ladder.

To the front the property offers a secure entrance via electric gates. The extensive driveway is block paved, along with beautifully maintained flowers beds and shrubs and leads to the 17'1 x 11'10 garage.

The landscaped rear garden is well secluded and includes a large paved patio area with remainder being laid to lawn with various flowers and shrubs.

The property is also offered for sale with the benefit of NO ONWARD CHAIN and has the option to sell fully furnished should this be of interest to a potential purchaser.

The property is within walking distance of the many village amenities and offers easy access to the A12 and is also within short driving distance of both Witham and Maldon and also Chelmsford.



### 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 short walking distance, 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

##### Reception Hall

4.64m x 2.81m max (15'2" x 9'2" max )

##### Cloakroom

##### Study

2.56m x 2.39m (8'4" x 7'10" )

##### Lounge

6.71m x 3.62m (22'0" x 11'10" )

##### Kitchen/Dining/Family Room

8.57m x 3.73m (28'1" x 12'2" )

##### Utility Room

3.77m x 2.05m (12'4" x 6'8" )

#### FIRST FLOOR

##### Bedroom One

4.91m x 4.91m (16'1" x 16'1" )

##### Dressing Room

2.23m x 2.22m (7'3" x 7'3" )

##### En-suite

##### Bedroom Two

3.63m x 3.56m + wardrobes (11'10" x 11'8" + wardrobes)

##### En-suite

##### Bedroom Three

3.47m x 3.08m (11'4" x 10'1" )

##### Bedroom Four

3.54m x 2.15m (11'7" x 7'0" )

##### Bedroom Five

2.53m x 2.33m (8'3" x 7'7" )

##### Family Bathroom

##### Landing

#### EXTERIOR

##### Garage

5.21m x 3.63m (17'1" x 11'10" )

##### Private Front Garden & Driveway

##### Rear Garden

##### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

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.

# Queenswood, Station Road, Hatfield Peverel, CM3 2DT

Approximate Gross Internal Area = 194.3 sq m / 2091 sq ft



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.



**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

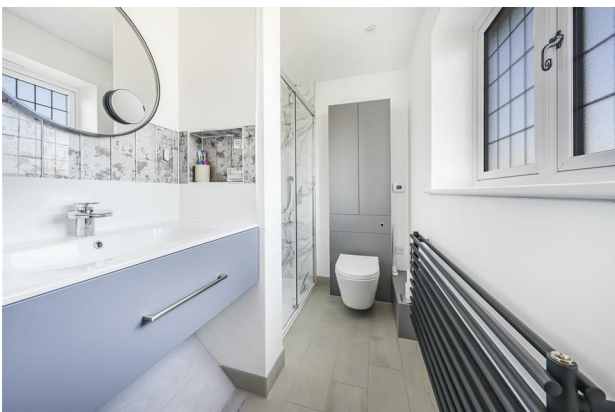
Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

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F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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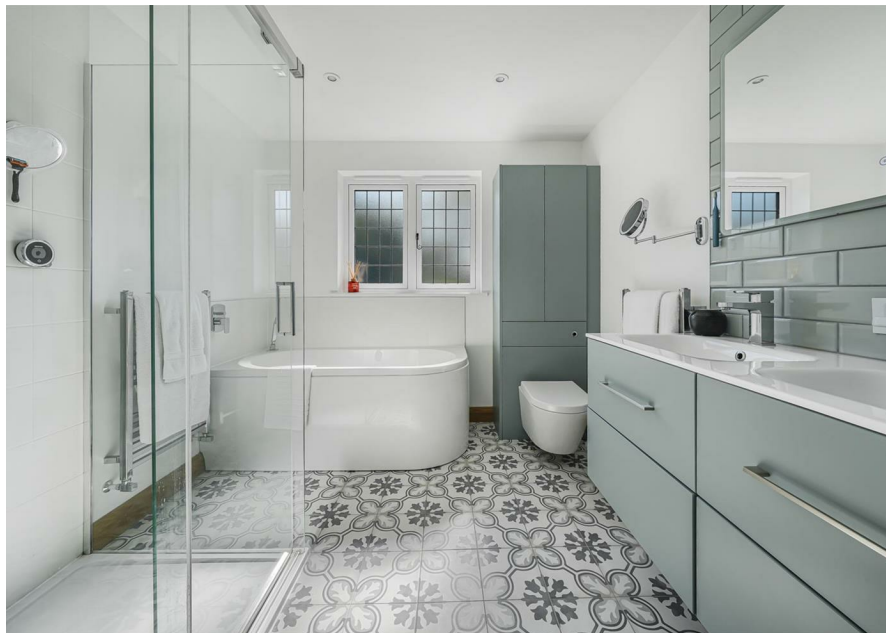
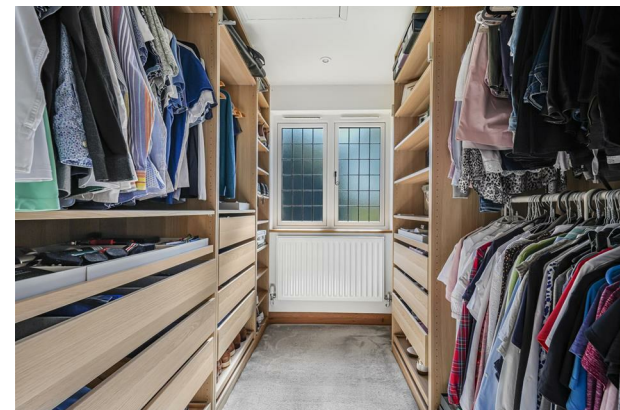
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