

PROPOSED FRONT ELEVATION

Paul Mason Associates

Station Road, Hatfield Peverel, Chelmsford, CM3 2DT
Guide price £300,000

- Planning Permission GRANTED
26/01124/FUL
- Proposal four bedrooms with dressing room and ensuite to principle bedroom
- First floor family bathroom
- Open plan kitchen/dining and sitting room overlooking to the rear of the property
- Separate utility room
- Lounge and study
- Ground floor cloakroom
- Mainline train station 140 yards away

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

****BY APPOINTMENT ONLY****.....An exciting opportunity to acquire a building plot with planning permission granted for a substantial brand new four bedroom detached family home, discreetly positioned to the rear of an existing property and offering an impressive contemporary layout with generous private gardens and parking. Planning Permission GRANTED 26/01124/FUL

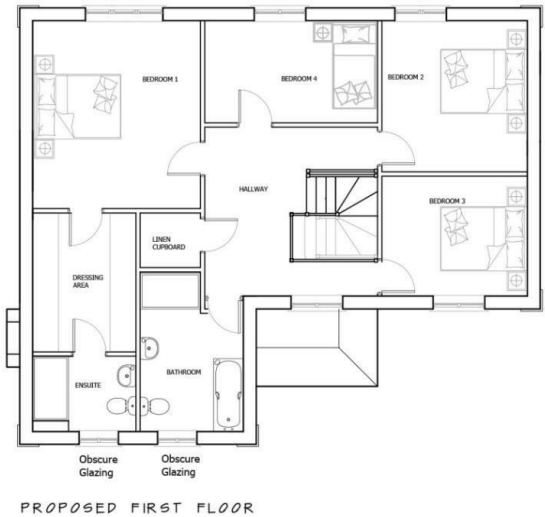
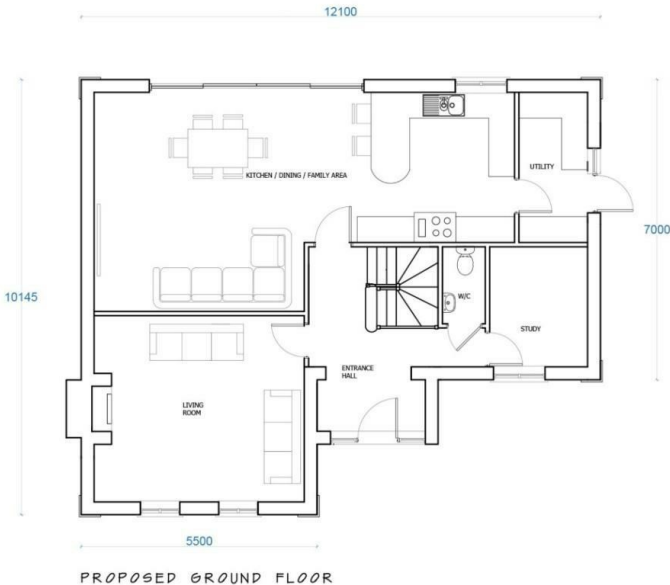
The proposed accommodation has been thoughtfully designed for modern family living. The ground floor features an impressive open-plan kitchen/dining/family room overlooking the rear garden, together with a separate living room, study/home office, utility room, ground floor WC and welcoming entrance hall.

The first floor provides four bedrooms, with the principal bedroom benefiting from its own dressing area and ensuite shower room. The remaining bedrooms are served by a separate family bathroom.

Externally, the proposed dwelling occupies a generous plot with its own private garden, long driveway leading to the proposed property and parking, approached from the private access road. The plans incorporate new landscaping, hedging and planting to create an attractive setting and separation from the existing dwelling.

Architecturally, the house has been designed with an attractive traditional appearance, including red-brick elevations, sash-style windows, stone cills, curved brick window headers, brick detailing and a tiled roof, complemented by large glazed doors opening from the rear of the property onto the garden.

The property is located within 140 yards of a mainline train station at Hatfield Peverel, providing direct trains into London Liverpool Street Station.



Location

The plot 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.

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.



FRONT ELEVATION
NORTH WEST



REAR ELEVATION
SOUTH EAST



SIDE ELEVATION
NORTH EAST



SIDE ELEVATION
SOUTH WEST



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

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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

