



Market Hill, Maldon CM9 4PZ

Welcome to

Market Hill, Maldon

AN EXQUISITE BLEND OF 17TH CENTURY CHARACTER AND CONTEMPORARY FLARE, this exceptional Grade II listed town house is located on the HISTORIC MARKET HILL, a short walk from Maldon's VIBRANT HIGH STREET and picturesque waterfront and boasts OVER 2400 SQ FT OF IMPRESSIVE ACCOMMODATION.



Entrance

Solid oak entrance door to :-

Entrance Hall

Chequered tile and herringbone wood flooring, ornate staircase rising to first floor, large walk in coat cupboard, radiator, stairs to lower ground floor, radiator, doors to :-

Sitting Room

15' 8" into bay x 8' 3" max (4.78m into bay x 2.51m max)

Sash day window with original shutters to front, herringbone wood flooring, radiator.

Lounge

16' 6" x 15' 5" (5.03m x 4.70m)

Sash windows with original shutters to front, feature painted wood panelled walls, centrepiece fireplace housing wood burner, radiator (heated by the Stanley range cooker).

Dining Room

17' 4" x 9' 10" max (5.28m x 3.00m max)

Full height sash window with original shutters to rear, recessed cupboards and shelving, radiator.

Kitchen Breakfast Room

23' max x 17' 10" (7.01m max x 5.44m)

An impressive extended space with part vaulted ceiling with inset skylight window. Double glazed window to rear offering panoramic views over the garden. Contemporary fitted kitchen comprising double sink set in work surfaces with base level units, built in double oven, separate induction hob with extractor over and space for American style fridge freezer. Stone fireplace housing Stanley range cooker, travertine tiled flooring, radiator. Open to rear lobby, door to :-

Utility Room

Original stone flooring, butler sink set in wooden work surfaces with cupboards under and space for washing machine, radiator (heated by the Stanley range cooker).

Rear Lobby

Double glazed door to garden, travertine tiled flooring, radiator, door to :-

Cloakroom

Window to rear, white suite comprising low level WC and vanity basin, radiator.

Lower Ground Floor

Study

15' 11" x 9' 10" max (4.85m x 3.00m max)

Window to front, radiator.

First Floor

Landing

Stairs rising to second floor, cupboard housing consumer unit, radiator, doors to :-

Bedroom One

18' 2" x 13' 8" (5.54m x 4.17m)

Impressive principal bedroom with ceilings raised to 10 ft, large picture sash window to rear overlooking the garden and offering views over the Fullbridge Quay area of Maldon beyond, centrepiece cast iron fireplace set in marble surround, radiator.

Bedroom Two

16' 3" max x 15' 11" (4.95m max x 4.85m)

Sash windows with original shutters to front, centrepiece cast iron fireplace, radiator, door to :-

Ensuite

White suite comprising walk in shower, low level WC and pedestal basin, chrome heated towel rail.

Bedroom Three

16' 2" plus bay x 13' 1" max (4.93m plus bay x 3.99m max)

Sash bay window to front, centrepiece cast iron fireplace set in stone surround, radiator.

Bathroom

11' 6" plus recess x 8' 5" plus recess (3.51m plus recess x 2.57m plus recess)

Sash windows to rear overlooking the garden and offering views over the Fullbridge Quay area beyond, white suite comprising centrally positioned free-standing claw-foot roll-top bath, low level WC and pedestal basin, additional walk in double shower area, airing cupboard, radiator.

Second Floor

Landing

Window to side, built in cupboard, radiator, doors to :-

Bedroom 4

15' 5" x 14' 1" max (4.70m x 4.29m max)

Window to front, fitted cupboards and access to loft space above master bedroom, centrepiece fireplace, radiator.

Bedroom 5

14' 1" x 12' 3" max (4.29m x 3.73m max)

Sash window to rear overlooking the garden and offering views over Fullbridge Quay area of Maldon beyond, centrepiece fireplace, built in cupboard, radiator.

Bedroom 6

13' 5" x 7' 9" max (4.09m x 2.36m max)

Window to front, built in cupboard, radiator.

Shower Room

White suite comprising shower, low level WC and wall mounted basin, electric panel heater.

Outside

Front

The property open onto the historic and instantly recognisable Market Hill within Maldon's conservation area, with its High Street just a short walk away.

Rear Garden

Extending to approx. 80 ft, the rear garden comprising a raised patio seating area, with steps down to a formal lawn with range of mature flower and shrub beds. Gated rear access leads to :-

Parking Area

An established right of way over neighbouring properties driveway leads to the ample parking area for this property, with space for four vehicles comfortably.

Coach House

Set within the grounds is a semi-detached coach house, which has been renovated by the current owners as annex or occasional use accommodation, A rated for Council Tax but only payable if occupied.

Living Room / Kitchenette

Windows to front and rear, fitted kitchenette area comprising sink & drainer set in roll top surfaces with eye and base level units, built in oven and space for further appliances. Ladder accessing former hayloft storage area, electric under floor heating, door to wet room, open to :-

Bedroom Area

Window to front

Wet Room

White suite comprising walk in shower area, low level WC and vanity basin.

Energy Efficiency

The property boasts a EPC rating of C, in part a testament to the original construction of the property, but largely due to the current owners conversion of the heating system to an air source heat pump. As is the case with the interior of the property, this is another demonstration of the perfect marriage between period and contemporary features.



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Welcome to

Market Hill, Maldon

- Six Bedrooms Plus One Bedroom Coach House
- Five Reception Rooms
- Impressive 80 FT Garden & Stunning Views
- Eco Friendly Air Source Heat Pump Heating System
- Desirable Historic Town Centre Location

Tenure: Freehold EPC Rating: C

£875,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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