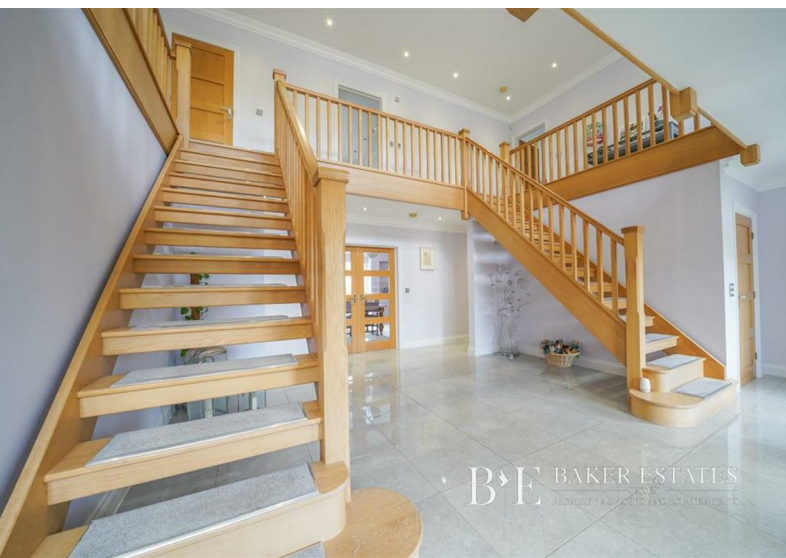




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 PROPERTY ADVISORS AND ESTATE AGENTS

## Debton House Barnhall Road, Maldon, CM9 8HE

Asking price £1,750,000



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### Some More Information

From the covered entrance porch the timber entrance door leads into a spacious entrance hall with oak staircases leading to the first floor and the large galleried landing above. The entrance hall benefits from fully tiled floors and Oak doors give access to the ground floor accommodation. The spacious fitting kitchen breakfast room runs from front to back and is fitted with a range of eye and base level cupboard beneath Quartz stone worksurfaces with bi-folding doors to the rear. A further door from the kitchen leads into a large utility room again fitted with a range of cupboards and doors to front and rear.

Located from the entrance hall to the centre at the rear the wide dining room also benefits from doors leading out to the rear paved terrace, beyond the sitting room has a folding glazed partition to separate the study area from the wide and deep sitting room, with its French doors opening to the rear terrace. A focal point of this room is dual sided log burner with oak surround which is also viewable from the garden room beyond. The garden room is irregular in shape and benefits from French doors to both the front and rear terraces tiled floors and predominantly glazed to the front and rear elevations. The study has a deep bay window to the front elevation and a range of fitted shelved cupboards for storage.

The large galleried landings run around the first floor with doors giving access to all rooms. The spacious principle bedroom is fitted with an array of wardrobe storage space, has doors interconnecting to bedroom five for a further dressing or sitting area accessed from the principle bedroom the large en-suite bathroom & shower room benefits from bath with views over the countryside beyond, separate walk-in shower cubicle, concealed cistern W.C. and wash hand basin with vanity unit beneath. Bedrooms two, three and four are located to the opposite side all of which are double sized bedrooms whilst to the centre at the rear the main bathroom benefits from walk in shower, free standing bath with views over the countryside to the rear, concealed cistern W.C. and wash hand basin set upon a wide vanity basin. A further separate shower room benefits from shower, W.C. and wash hand basin.

Worthy of note is that the first floor also benefits from a wet system underfloor heating system. A further staircase from the landing leads to the second floor where there are four further loft rooms all with windows, along with a bathroom and separate shower room, loft storage room, cylinder and tank cupboards.

### Externally

Set back from the road and accessed through double electric gates the gravelled driveway provides ample parking for a number of vehicles, flanked by mature areas of lawn, flower and shrub planting. The driveway intern leads to the detached triple garage which has a loft room above, whilst to the front of the utility room a further covered carport is located. The drive

continues to the side through a second set of gates and beyond to the stables, menage and paddock.

To the immediate rear of the property there is an area of formal gardens, commencing with a raised paved terrace behind the house which stretches the full width of the property and has steps leading down to an area of lawn, with central arbour and shrub and flower border to the rear of the formal garden. To the side of the plot there is a greenhouse constructed upon a brick plinth.

A paddock area is laid to grass with a sand school ménage beyond. The property benefits from 3 stables a tack room and a large concrete parking area to the foot of the ground ideal for storage of horse boxes, boats or other ancillary equipment, which is available by separate negotiation.

### Location

The property is located in the village of Tolleshunt Knights, just 2 miles from the village of Tiptree, which serves as the local shopping facility and made famous throughout the World by Wilkin and Son's Jam and Preserves factory. The property is also conveniently located to Tollesbury, and West Mersea, both of which are enjoyed by the sailing community.

The village of Kelvedon is located some 5 miles from the property with its access to the A12 truck road and mainline railway station providing a fast and frequent service to London Liverpool Street Station.

### Galleried Landing

18'4" x 26'2" (5.59m x 7.98m)

### W.C.

8'5" x 4'5" (2.57m x 1.35m)

### Kitchen/Breakfast Room

36'1" x 15'6" (11.00m x 4.72m)

### Utility Room

12'7" x 8'7" (3.84m x 2.62m)

### Conservatory (Irregular Shape)

40'6" x 20'10" (12.34m x 6.35m)

### Dining Room

12'2" x 20'9" (3.71m x 6.32m)

### Living Room

27'11" x 15'6" (8.51m x 4.72m)

### Study

7'7" x 15'6" (2.31m x 4.72m)

### Galleried First Floor Landing

18'6" x 26'2" (5.64m x 7.98m)

### Principle Bedroom

25'7" x 14'8" (7.80m x 4.47m)

### En-suite

13'4" x 6'6" (4.06m x 1.98m)

### Bedroom 2

15' x 15'10" (4.57m x 4.83m)

### En-suite

### Bedroom 3

11'10" x 15'10" (3.61m x 4.83m)

### Bedroom 4

10'9" x 12' (3.28m x 3.66m)

### Bedroom 5

12'4" x 15'9" (3.76m x 4.80m)

### Bathroom

13'5" x 11'1" (4.09m x 3.38m)

### Services

Tenure - Freehold

Council - Maldon District Council

Council Tax Band - G

EPC - C

Mains Electric

Mains Water

Private Drainage

Oil Central Heating

Construction Type - We understand the property to be predominantly of brick & block construction with underfloor heating on ground and first floors.

The property has stepped access to the front of the property.

Broadband Availability - Ultrafast Broadband Available with speeds up to 1800mbps (details obtained from Ofcom Mobile and Broadband Checker) – May 2025.

Mobile Coverage - It is understood that the best available mobile service in the area is provided by EE & O2 with limited service (details obtained from Ofcom Mobile and Broadband Checker) - May 2025.

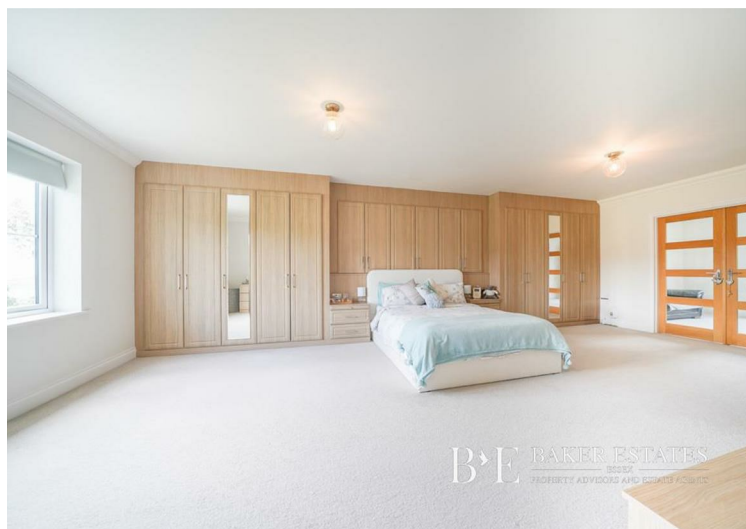
Flooding from Surface Water & Rivers and Sea - Very Low Risk  
Flooding from Reservoirs & Ground Water - Unlikely In This Area  
(details obtained from gov.uk long term flood risk search) - May 2025

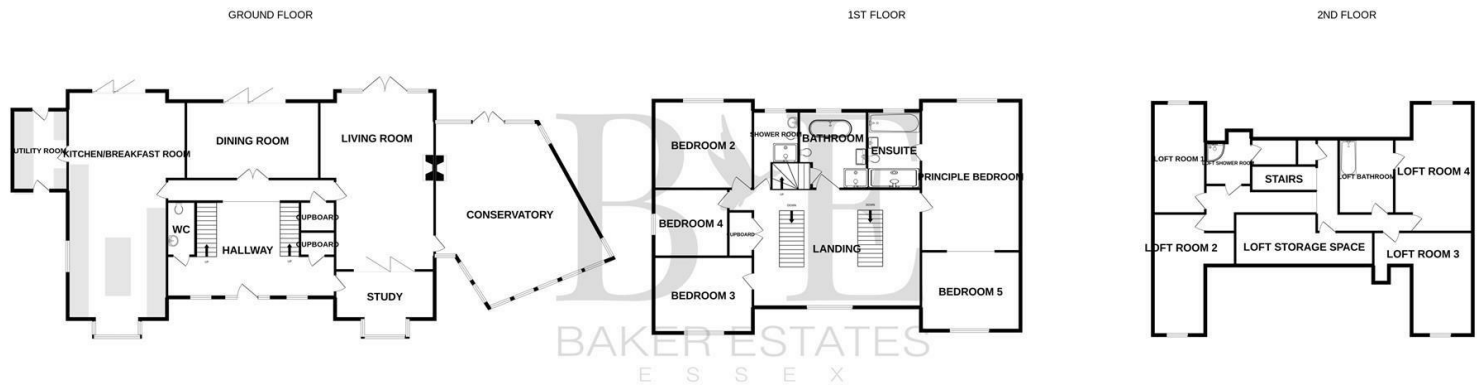
### Lot 1

Property with grounds of approaching 1 acre including triple garage.

### Lot 2

Additional Paddock area, stables, former menège (Please note this is only available to the purchasers of lot 1 and is not offered for sale separately).

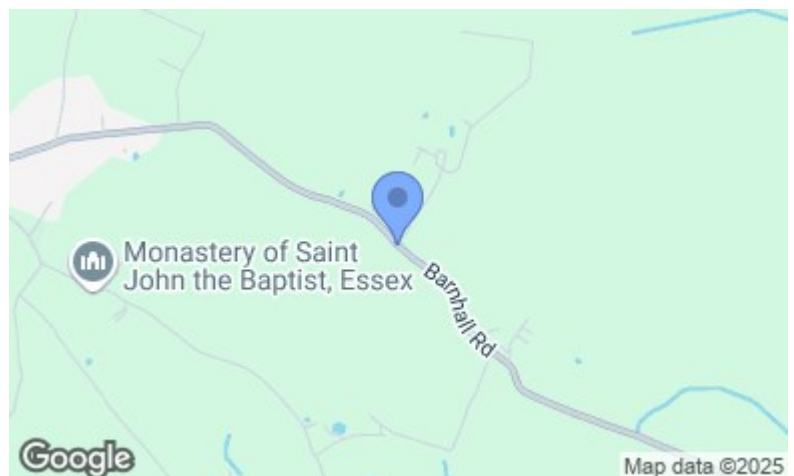




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.