

Paul Mason
Associates



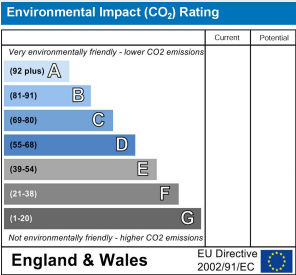
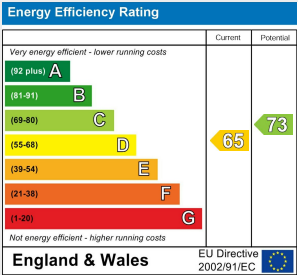
Steeple Road, Mayland, CM3 6EG
Guide price £700,000

- Five Double Bedrooms
- Two En-Suites
- Family Bathroom
- Equestrian Facilities
- Open Plan Kitchen/Dining Room
- Utility Room
- Two Reception Rooms
- Ground Floor Cloakroom
- Double Garage
- In and Out Driveway

GUIDE PRICE £700,000 - £750,000....This incredibly well presented five bedroom detached house sits on a plot of approximately 0.9 acres with an in and out driveway to the front, setting the property back from the road and a double garage providing off road parking for numerous vehicles. To the rear there is a stable block including a tack room, a menage, paddock and landscaped garden.

The accommodation is well laid out commencing with a porch leading through to the entrance hall which provides access to the modern cloakroom, a utility room with units to eye and base level, an inset sink and drainer and space for an American fridge-freezer as well as a washing machine and dryer. The sizable open plan kitchen/diner backs onto the rear garden with French doors and dual aspect windows allowing plenty of natural light through. The ground floor also benefits from two good size reception rooms. To the first floor, off the landing are doors to the family bathroom and five generously sized bedrooms with bedroom one and also two overlooking the rear garden and benefitting from en-suite's.

The property is located in the village of Mayland, part of the Dengie Peninsular which is just off the coast of the River Blackwater providing views over Osea Island and Heybridge Basin. The village also has an idyllic nature reserve which is home to lots of wildlife. The village boasts many amenities including a large recreational ground with football pitches, tennis courts, and play equipment for children. There are two public houses/restaurants, two sailing clubs, doctors and a primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Open Plan Kitchen/Dining Room

9.19m x 4.34m (30'1" x 14'2")

Lounge

4.8m x 3.8m (15'8" x 12'5")

Reception Room Two

4m x 3.8m (13'1" x 12'5")

Utility Room

2.95m x 2.55m (9'8" x 8'4")

Cloakroom

FIRST FLOOR

Landing

Bedroom One

4.37m x 4.12m (14'4" x 13'6")

En-Suite

Bedroom Two

3.71m x 2.99m + recess (12'2" x 9'9" + recess)

En-Suite

Bedroom Three

4.23m x 2.51m (13'10" x 8'2")

Bedroom Four

3.19m x 2.77m (10'5" x 9'1")

Bedroom Five

2.79m x 2.78m (9'1" x 9'1")

Bathroom

EXTERIOR - APPROX. 0.9 Acres

Frontage

Double Garage

6.62m x 5.59m (21'8" x 18'4")

Rear Garden

Stable Block (Three Stables)

Tack Room

Menage

Property Services

Gas- Mains

Electric- Mains

Water- Mains

Drainage- Mains

Heating- Gas Central Heating

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.





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





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





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

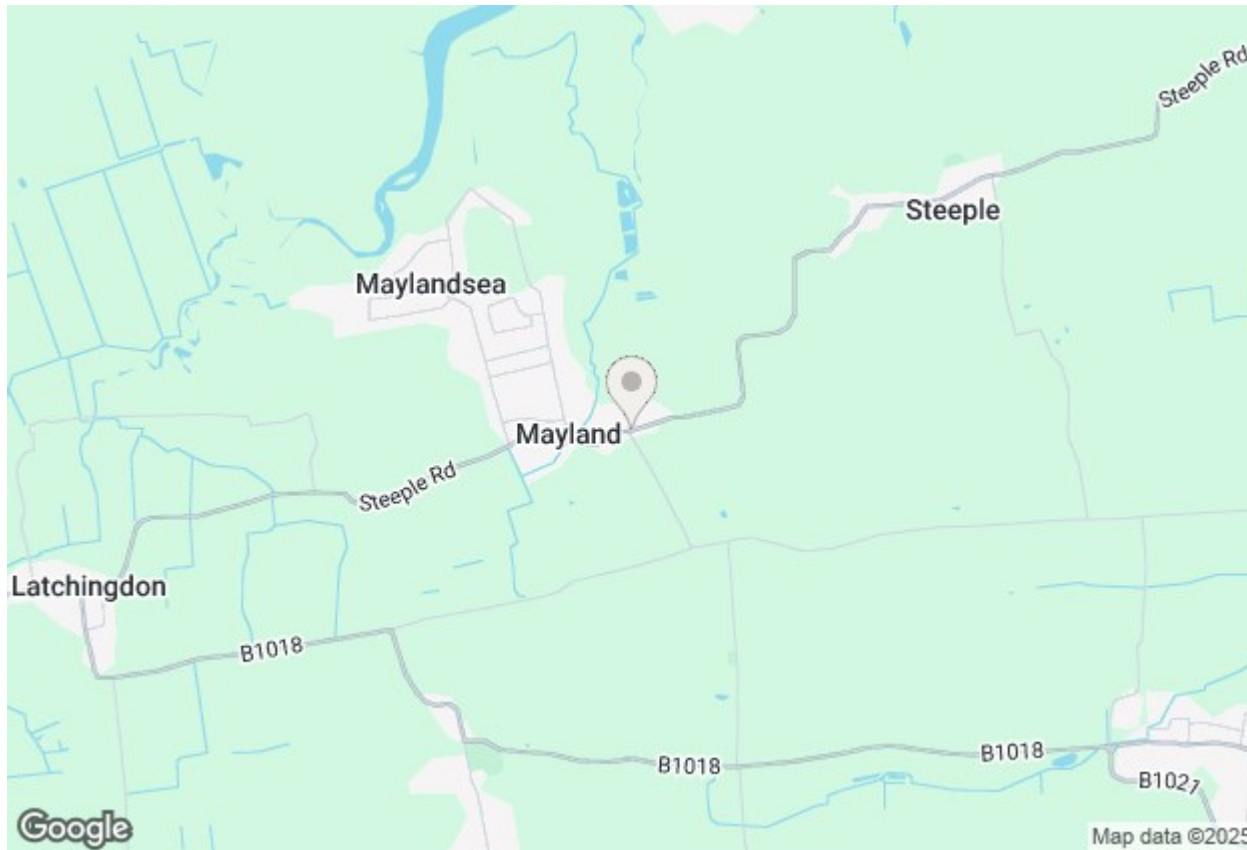
T: 01245 382 555

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





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

