

Paul Mason Associates



Southminster Road, Asheldham, Essex, CM0 7NX

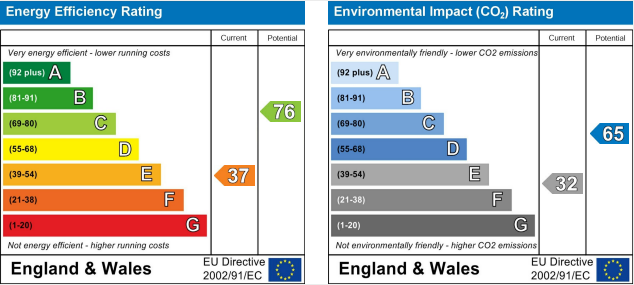
Guide price £900,000

- Countryside Location
- Four Bed Farmhouse Cottage
- Four Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Shower Room & Separate Cloakroom
- Approx. 1.75 Acres
- Various Outbuildings
- Situated At The End Of A 600m Private Track
- EPC - F

*** OPEN COUNTRYSIDE VIEWS*** Situated in a non estate semi rural location with splendid far reaching views over surrounding countryside, is this charming detached Farmhouse approached via 600m private track, on a plot of 1.75 acres, surrounded on all four sides by open farmland. The property retains a lot of its original character including feature fireplaces, exposed beams and studwork throughout.

The accommodation commences with four reception rooms including a study, kitchen/breakfast room, separate utility room and cloakroom. The first floor accommodation consists of a spacious master bedroom suite with a newly fitted en-suite bathroom and dressing room, three further bedrooms with an additional en-suite and separate shower room.

The property is situated within this rural location on an established plot with well maintained gardens which include a large natural pond, kitchen garden area with greenhouse, wild flower meadow, orchard and various seating areas to enjoy the views. The plot includes a high degree of privacy with no immediate neighbours. There are also numerous outbuildings within the plot which consist of a double garage and a double cart lodge To fully appreciate this property and the wonderful gardens, a viewing would be highly recommended.



Distances

Southminster Train Station - 3.2 miles
Ormiston Rivers Academy - 4.1 miles
London Southend Airport - 26.1 miles

(All distances are approx.)

Accommodation

GROUND FLOOR

Kitchen/Breakfast Room

7.1m > 3.1m x 4.6m max (23'3" > 10'2" x 15'1" max)
Dual aspect wooden windows to front and side. A range of oak units fitted to eye and base level with solid wood work surfaces. Belfast sink unit with mixer taps and granite worktops surround. Tiled splashbacks. Integrated four ring hob with extractor hood over. Electric oven. Space for American fridge/freezer. Space for oven and dishwasher. Oil fired Rayburn heating hot water and radiators. Part tiled walls and tiled flooring.

Utility Room

2.4m x 1.8m (7'10" x 5'10")
Window and stable door to side. Oak worktops. Butler style sink with storage below. Space for washing machine and tumble dryer. Tiled flooring.

Reception Room Two

7.6m x 3.7m (24'11" x 12'1")
Dual aspect window to front and side with glazed French doors opening to terrace. Feature brick fireplace. Exposed beams and studwork. Antique French oak flooring. Radiator.

Cloakroom

Window to side. Two piece white suite comprising pedestal wash hand basin and low level WC. Tiled walls and flooring. Radiator.

Inner Hallway/ Study

Window to side. Wall light points. Built-in under stairs storage cupboard. Exposed beams and studwork. Opening to:

Dining room

4.8m max x 3.7m (15'8" max x 12'1")
Window to side with views of the garden. Exposed beams and studwork. Feature brick fireplace. Antique French Oak flooring. Radiator.

Garden Room

3.7m x 2.5m (12'1" x 8'2")
Windows to three sides with views over the garden, door to garden. Tiled flooring. This room could be used as the main entrance to the property.

Lounge

6.2m x 3.7m (20'4" x 12'1")
Triple aspect room with windows to two sides and glazed French doors to patio area. Feature brick fireplace with Jotul wood burning stove. Wall light points and exposed beams. TV point. English Oak flooring. Radiator.

FIRST FLOOR

Landing

Stairs to ground floor. Airing cupboard housing hot water cylinder and immersion, pump for power shower. Doors to:

Master Bedroom

7.4m x 3.7m (24'3" x 12'1")
Dual aspect windows to front and side offering views over the gardens and countryside beyond. Access to loft space. Built in storage cupboard. Exposed beams and stud work. Feature brick fireplace. Radiator. Doors to;

En-Suite Bathroom

Window to side. Newly fitted four piece suite comprising a roll top bath with clawed feet. Vanity wash hand basin with storage below. Low level WC. Fully tiled walls and flooring. Heated towel rail. Exposed beams and stud work. Opening to walk in shower with attachments. glass doors leading to;

Dressing Room

2.5m x 2.4m (8'2" x 7'10")
Window to front. Eaves storage. Wooden flooring. Radiator. Doors back to master bedroom.

Bedroom Two

4.6m x 3.2m (15'1" x 10'5")
Dual aspect windows to rear and side overlooking the garden and farmland beyond.TV point. Exposed wooden flooring. Radiator. Door to:

En-Suite

Window to side. Three piece white suite comprising tiled shower cubicle with attachments, pedestal wash hand basin and low level WC. Heated towel rail. Part tiled walls and tiled flooring. Radiator.

Bedroom Three

3.3m x 2.4m (10'9" x 7'10")
Window to side with far reaching views. Exposed beams. Radiator.

Bedroom Four

2.8m x 2.1m (9'2" x 6'10")
Window to side with far reaching views. Built-in wardrobe cupboard. Feature brick fireplace. Exposed woodwork and exposed beams. Radiator.

Shower Room

Window to side. Three piece white suite comprising shower cubicle with attachments. Inset wash hand basin with vanity unit below. low level WC. Inset spotlights. Fully tiled walls and flooring. Heated chrome towel rail.

EXTERIOR

Front Garden

A gravelled driveway provides ample parking for a number of cars with access to the double garage. Double gates with further driveway leading to stables. Footpath leads to entrance door. Outside lighting.

Side and Rear Gardens

A paved patio area and terrace overlooks the gardens which are mainly laid to lawn. Various shrub and flower beds. A paved seating area to one corner with timber gazebo and rose pergola. There is a large natural pond with bridge. An orchard containing a variety of fruit trees including Apple,(two Essex varieties - Maldon

Wonder and Billericay Queen), Cherry, Pear and Plum. The kitchen garden area includes grow beds and herb beds, as well as a brick base greenhouse and potting shed. A wildlife meadow to one side, with a fenced paddock area with chicken coop. The plot has many established trees including California Redwood, Hornbeam, Ash and Oak. Log store, oil storage tank. Outside lighting and tap.

Stable Block and Paddocks

Stable block including two stables and tack room. Three small paddocks fenced with post and rail, two currently used to house chickens and pigs.

Double Cart Lodge

5.48m x 5.39m (17'11" x 17'8")

Double Garage

5.21m x 4.62m (17'1" x 15'1")
Up and over door with further door and window to side, Overhead storage. Power and light connected.

Services

Gas- N/A
Electric- Mains
Water- Mains
Drainage- Septic Tank
Heating- Oil Central Heating
Local Authority - Maldon District Council -
Tax Band - E

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

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.



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