

Paul Mason Associates



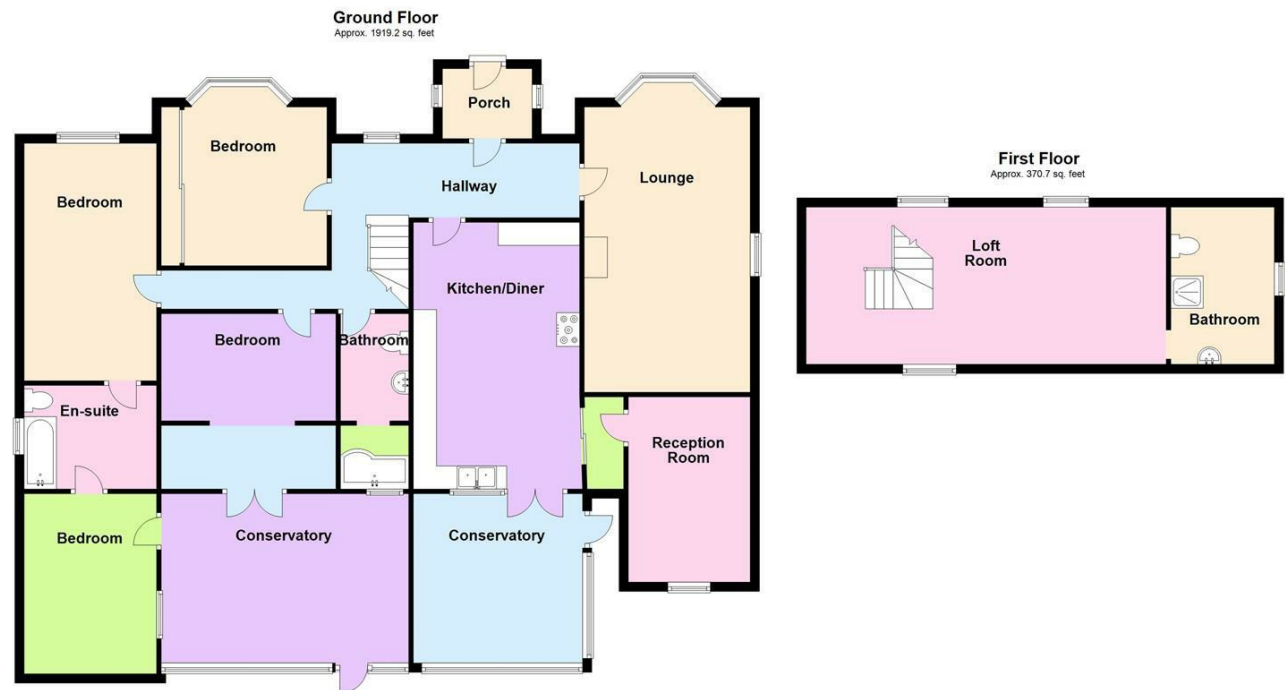
Steeple Road, Mayland, CM3 6EG
Offers in excess of £750,000

- Detached Four/Five Bedroom Property
- 0.9 ACRES
- Views over surrounding countryside and the River Blackwater
- Re-Fitted Kitchen
- Accommodation Over 2000 SQ FT
- Bathroom and "Jack and Jill" En-Suite
- Various Outbuildings
- Converted Double Garage (which could be used as annexe stp)
- Stables and Paddock
- EPC - F

Countryside Views....A versatile detached residence set on a plot of approx. 0.9 acres, surrounded by countryside with views towards the River Blackwater. The property is located in a semi rural location on the outskirts of Mayland within easy access to the River Blackwater making ideal for the boating enthusiasts. The village of Mayland has a variety of shops, restaurants, school and doctors. Mayland is located 8.6 miles from Maldon with its own high street shops, additional schools and eateries.

The property is currently being used as a four/five bedroom with a "Jack and Jill" ensuite to two of the bedrooms, plus a family bathroom. The living accommodation comprises a large kitchen/breakfast room with separate utility area, lounge with log burner, garden room and conservatory, there is also a useful loft area with distant views. The property is approached via an in-out driveway providing ample parking and vehicular access to the rear garden. To the rear of the property the remainder is laid to lawn, as well numerous outbuildings including a former double garage that could be converted in to an annexe, separate mobile home, games room and large lockable storage container. To the rear of the plot there is a paddock with post and rail fencing and a stable block with 4 stables and a tack room.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F	21	(21-38) F	
(1-20) G	41	(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Total area: approx. 2289.9 sq. feet

Distances

Althorne Train Station - 3.7 miles

Burham-on-Crouch - 5 miles

Maldon - 8.6 miles

Southend Airport - 22.2 miles

M25 - 31.4 miles

Stansted Airport - 32.9 miles

All mileages are approx.

Accommodation

Entrance Lobby

Part glazed entrance door, windows to both sides and part glazed door to:

Entrance Hall

Two windows to front, coved ceiling. Understairs storage cupboard, door and stairs to loft area.

Lounge

6.65m into bay x 3.64m (21'9" into bay x 11'11")

Walk-in bay window to front and window to side. Fireplace incorporating log burner. Herringbone wood flooring.

Kitchen/Breakfast Room

5.68m x 3.68m (18'7" x 12'0")

Window and glazed door to conservatory. Units fitted to eye and base level finished with square edge work surfaces and matching upstands. Double butler sink unit with mixer taps. Range style cooker, integrated dishwasher and space for American style fridge/freezer.

Utility Area

Space for washing machine and wall mounted gas fired boiler.

Study/Bedroom

4.02m x 2.66m (13'2" x 8'8")

Window to rear and side. Coved ceiling.

Bedroom

3.99m into bay x 2.99m plus wardrobe (13'1" into bay x 9'9" plus wardrobe)

Walk-in bay window to front. Fitted wardrobes to one wall with sliding doors, coved ceilings and half panelled walls.

Bathroom

Obscure window to rear. White suite comprising bath with mixer taps and shower over, wash hand basin with vanity unit below and low level WC. Tiled floor and part tiled walls. Heated towel rail.

Bedroom

4.99m x 2.83m (16'4" x 9'3")

Window to front and door to "Jack and Jill" ensuite.

Bedroom

3.94m x 3.64m (12'11" x 11'11")

Double doors to conservatory.

Bedroom

3.98m x 3.06m (13'0" x 10'0")

Window to conservatory and door to Jack and Jill ensuite.

Jack and Jill Ensuite

Obscure window, to side. White suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin and low level WC. Part tiled walls.

Conservatory

3.74m x 3.72m (12'3" x 12'2")

Windows and half glazed door to garden.

Garden Room

3.49m x 3.47m (11'5" x 11'4")

Windows and glazed door to garden.

Loft Area

7.40m x 2.66m (24'3" x 8'8")

Three skylight windows with views, two to the front with views of the River Blackwater. Access to shower room with skylight window.

EXTERIOR - Approx. 0.9 acres

The rear garden commences with a paved patio area with established flower and shrub borders. Raised decked seating area with ornate garden pond and views over the adjoining farmland. Space for swimming pool. Concealed seating area with establish borders artificial lawn area. Wildlife garden with pond. Kennels with outside lighting and power connected. Yard with four

stables with power and lighting connected, tack room, menage and gate leading to the paddock with post and rail fencing. Storage shed. Large lockable storage container and storage area to side. Mobile home with log burner, water connected and decking to one side. The front garden features an in-out driveway to front and lawn area, access to the entrance door. Large gates providing vehicular access to side leading to the rear garden. Views to the front over farmland and the River Blackwater beyond.

Outbuilding Office/Games Room

4.40m x 3.14m (14'5" x 10'3")

Window to rear and side, stainless steel sink unit and work surface.

Former Double Garage (potential for annex subject

5.93m x 5.73m (19'5" x 18'9")

Lighting and power connected. Currently split into separate rooms and stairs to loft area 5.71m x 2.69m with eaves storage.

Services

Gas central heating and private bio drainage system. Mains water.

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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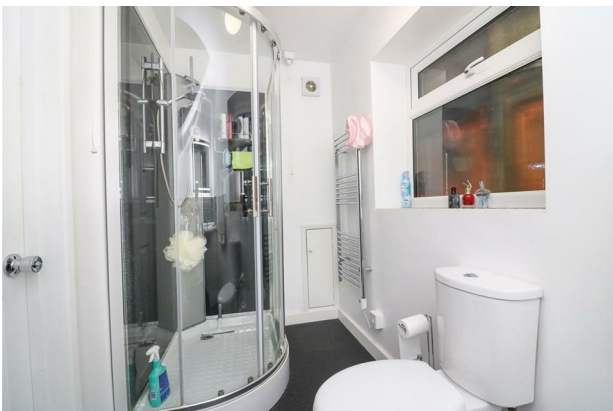
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