



Harbourmasters  
Anchorage Hill, Maldon, Essex, CM9 4LG





















## THE PROPERTY

Located Presenting an exquisite five bedroom detached family home, meticulously designed and built to impeccable standards by Grove Homes in the distinguished "Harbourmasters" style approximately 23 years ago and within walking distance of all local amenities Maldon has to offer.

Nestled within Maldon's most coveted and desirable locale, this property enjoys an elevated position on the hillside, skillfully concealed amidst mature trees and hedgerows.

The graceful neo-classical architecture of this individual residence showcases a distinct Georgian maritime influence, highlighted by a magnificent tetrastyle portico adorned with stone columns and a parapet.

The elevations, except for the rendered portico, boast yellow stock brickwork accentuated by an elegant cornice detailing beneath the overhanging eaves, all crowned by a natural slate roof.

A grand semi-circular portico serves as the striking entrance, leading to a reception hall graced by a splendid central staircase that ascends to the galleried landing.

The ground floor encompasses, a cloakroom/W.C, a lounge, a dining room, a study, and utility room. Completing the ground floor are a kitchen breakfast and conservatory room that overlooks the well maintained garden.

This truly remarkable property that has been thoughtfully enhanced with a substantial investment by its current owner, resulting in a captivating fusion of modern design and functionality. The focal point of this remarkable transformation is the amended footprint, showcasing a contemporary kitchen breakfast room that seamlessly integrates with both the dining room and the enchanting conservatory beyond, creating an expansive open-plan space.

The first floor accommodates five bedrooms with three bathrooms two of which are en-suites, catering to the needs of the principal inhabitants, along with a family bathroom.

Outside, the meticulously landscaped, extremely private and sunny grounds extend to an approximate depth of 97' and are laid mainly to lawn.

The paved terrace presents an extraordinary opportunity to elevate your outdoor lifestyle and create lasting memories with those who matter most. It is a testament to the perfect fusion of aesthetics and functionality, providing a space where you can unwind, entertain, and savour life's most cherished moments. Whether hosting a grand celebration or simply enjoying a quiet evening under the stars, this terrace is an invitation to embrace the joys of outdoor living.

Additionally, there is a generous sized driveway measuring approximately 119' which provides ample parking for multiple vehicles.

The detached double garage, which can also be accessed via the garden, enhances the practicality of this remarkable property.

### Seller's Insight

We couldn't believe our luck when Harbourmasters came up for sale a few years ago. A friend had moved to this small, exclusive development when it was first built, and we loved the style of her house and the secluded location; set on a small hill surrounded by mature trees, minutes from the coast road and the estuary, but just a short walk into the centre of Maldon. We had visited the town on a number of occasions and loved everything about it, with its high street full of little independent shops, plenty of leisure facilities, lovely pubs and restaurants, and good private and state schools for children – all within easy walking distance.

Since its launch in 2000, this small enclave of seven individually designed houses had remained with the original buyers so when Harbourmasters came onto the market, we seized the moment, viewed the house and made an offer immediately. We fell in love with the sense of space, the large bright rooms that overlooked the beautiful south facing garden, and the welcoming atmosphere as soon as we walked in.

In the last couple of years, we have made a substantial investment in changing the layout of the kitchen, family room and conservatory into one large open plan space to create the perfect area for socialising with family and friends. We now have ample room to entertain and have held many large family gatherings here, including our grandson's christening and a party to celebrate our daughter's marriage. The house has proved to be the ideal family home and easily accommodated all of us when our daughter moved in with her family for a number of months.

When we do finally leave, there are many things we will miss. We're in such a peaceful spot we can hear the seagulls calling from the estuary, and yet we have every amenity we could possibly need within walking distance, so we rarely need to use the car. Our proximity to the water and daily walks along the river to the quaint old-fashioned harbour, with its original Thames barges, is something we will find hard to replicate.



























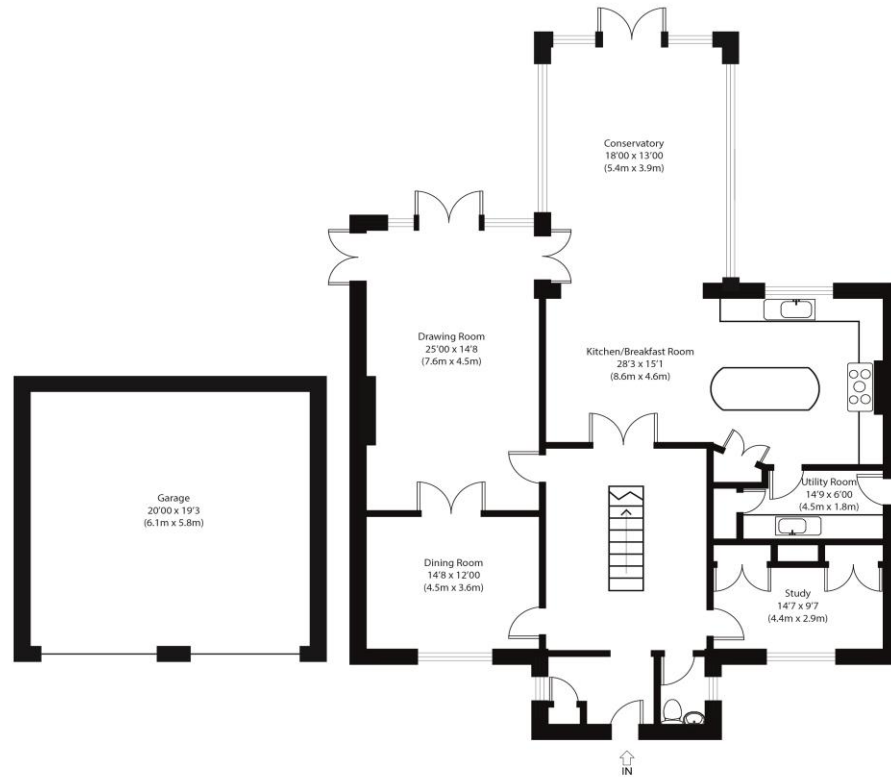




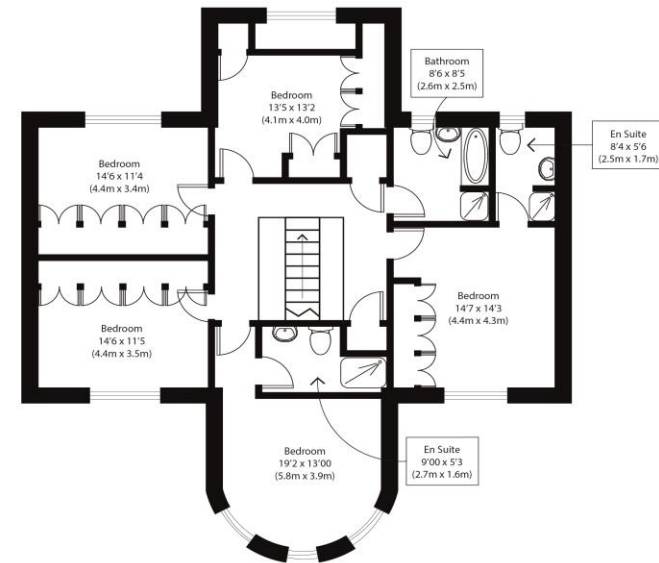
Approximate Gross Internal Area  
 Main House 2905 sq ft (270 sq m)  
 Garage 415 sq ft (39 sq m)  
 Total 3320 sq ft (308 sq m)

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FINE & COUNTRY



Ground Floor



First Floor



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