



Silver Street, Maldon , CM9 4QE
Price £1,350,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A TRULY RARE & UNIQUE OPPORTUNITY HAS ARISEN TO ENJOY THIS FULLY RESTORED GRADE II* LISTED HOME LOCATED WITHIN "OLD MALDON". The recent renovation undertaken by the current seller has uncovered this homes intriguing past believed to date back to around 1410. This fascinating residence features accommodation currently arranged to incorporate Four generous Bedrooms each of which benefits from En-Suite facilities. There is scope to create a Fifth Bedroom on the Ground Floor at the expense of the study.

In terms of Reception space this vast and versatile dwelling features a stunning Reception hall which is separated from the Dining Room by part of the exposed timber frame. Astonishingly, within the Dining Room what remains of the Medieval Hearth is on display and illuminated which is a magnificent feature. Further Ground Floor Reception Rooms include a Study with another historic artefact a painted panel of Maldon's harvest in night and day. The remainder of the Ground Floor includes, two Cloakrooms, a modern, well appointed Kitchen with the Laundry and plant room located to the rear.

The impressive Living Room is located on the First Floor it boasts a fabulous vaulted ceiling, an ornate fireplace, exposed beams with a historic nail with a leather washer, believed to have been used to hang tapestries (more than likely during the property's time as a shop).

The properties rich history is not only evident above ground. The Cellar measures over 1000 sqft and could be converted into further usable space. The cellar is speculated to have been most frequently used when the property was a wine merchants.

Externally, the property includes a manageable formal Garden with a paved seating area and Parking for four cars on the gated Driveway. Council Tax Band: F, EPC: E.



First Floor (front section)

Living Room 19' x 14'10 (5.79m x 4.52m)

Bay sash window to front, vaulted ceiling, full length storage cupboard, exposed beams, exposed floorboards, access cupboard demonstrating lambs wool insulation, ornate fireplace, door to:

Landing

Window to rear, further sash window to rear, radiator, exposed beams, stairs to ground floor, doors to further first floor accommodation including:

Bedroom 13' x 11'8 (3.96m x 3.56m)

Bow sash window to front, vaulted ceiling, radiator, hallway to:

En-Suite 8'0 x 7'0 (2.44m x 2.13m)

Window to side, suite comprising, tiled shower, pestal wash hand basin with mixer tap, w.c. with push button flush, part tiled to walls, tiled to floor.

W.C. 6'8 x 3'0 (2.03m x 0.91m)

Sash window to rear, w.c. with push button flush, wash hand basin with mixer tap, part tiled to walls, tiled floor.

Bedroom 12'7 x 11'10 (3.84m x 3.61m)

Windows to both sides, full length storage cupboard (with stud wall to rear, could be removed for access to the other section of first floor), radiator, door to:

En-Suite 7'8 x 6'0 (2.34m x 1.83m)

Sash window to side, tiled shower, wash hand basin with mixer tap, heated towel rail, low level w.c., tiled floor, part tiled walls.

Ground Floor

Study/Bedroom 11'0 x 7'4 (3.35m x 2.24m)

Sash window to rear, storage cupboard, feature fireplace with painted tapestry above (forming part of the Grade II listing), door to:

W.C. 7'0 x 2'6 (2.13m x 0.76m)

Window to rear, heated towel towel rail, w.c., wash hand basin with mixer tap, part tiled to walls, tiled floor.

Reception Hall 12'0 x 11'9 (3.66m x 3.58m)

Bay sash window to front, Entrance door to front, tiled floor, storage cupboard, feature red brick fireplace, tiled floor with under floor heating, exposed timber frame, door to rear garden, access to cellar, semi open plan to:

Dining Room 21'0 x 16'2 (6.40m x 4.93m)

Bay sash window to front, window to side, exposed timber frame, illuminated viewing box displaying the Medieval Hearth, red brick fireplace with mounted barge board, under floor heating, wood effect flooring, door to:

Snug 21'0 x 11'10 (6.40m x 3.61m)

Three windows, two radiators, full length storage cupboard, red brick fireplace, door to garden, wood effect flooring.

Kitchen 15'0 x 11'9 (4.57m x 3.58m)

Three windows, range of matching units electric hob with extractor, radiator, stainless steel sink with mixer tap, chest level double oven, integrated dishwasher, wood effect flooring access to under stairs cupboard, door to hallway with stairs to first floor, Laundry Room and:

W.C. 4'9 x 3'0 (1.45m x 0.91m)

Low level w.c., wash hand basin with mixer tap, heated towel rail, low level w.c., part tiled to walls, tiled floor.

Laundry Room 12' x 8' (3.66m x 2.44m)

Window to rear, door to side, range of matching units, full length storage cupboard, space and plumbing for washing machine, space for further under counter appliance, stainless steel sink/drain unit with mixer tap set into work surface, access to double plant cupboard, wood effect flooring, stairs from hall to:

First Floor (rear section)

Landing

Window to side, doors to further accommodation including:

Bedroom 12'8 x 8'0 (3.86m x 2.44m)

Windows to both sides, two radiators, storage cupboard (with stud wall to rear, could be removed for access to the other section of first floor), exposed beams, door to:

En-Suite 5'0 x 4'9 (1.52m x 1.45m)

Heated towel rail, Tiled shower unit, low level w.c., heated towel rail.

Bedroom 12'4 x 10' (3.76m x 3.05m)

Windows to both sides, radiator, painted timbers, access to:

En-Suite 7'0 x 6'0 (2.13m x 1.83m)

Window to side, tiled shower unit, low level w.c., wash hand basin with mixer tap, heated towel rail, part tiled to walls and tiled floor.

Exterior

Plot approx.: 0.1 acres

Rear Garden

Block paved seating area, mainly laid to lawn with a range of shrubs pathway extending to:

Gated Driveway

Timber gates to front, blocked paved drive for four vehicles.

Agents Note

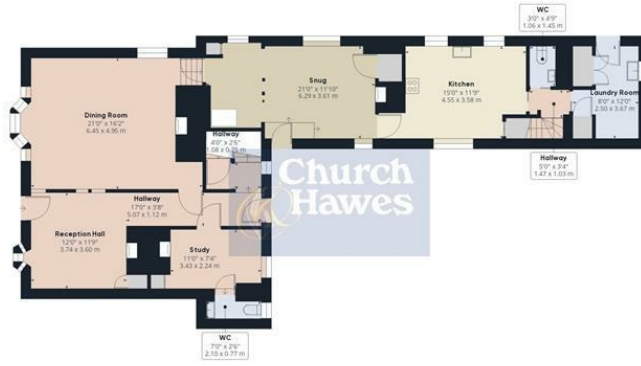
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



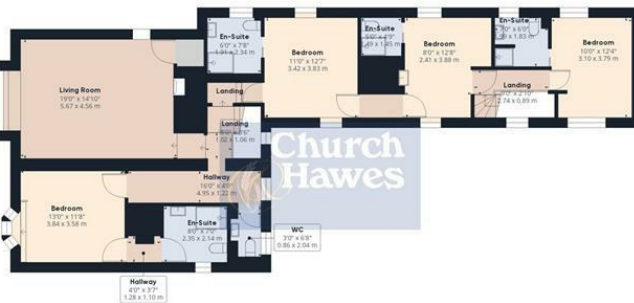




Floor -1



Floor 0



Floor 1

Approximate total area[®]
 3635.94 ft²
 337.79 m²

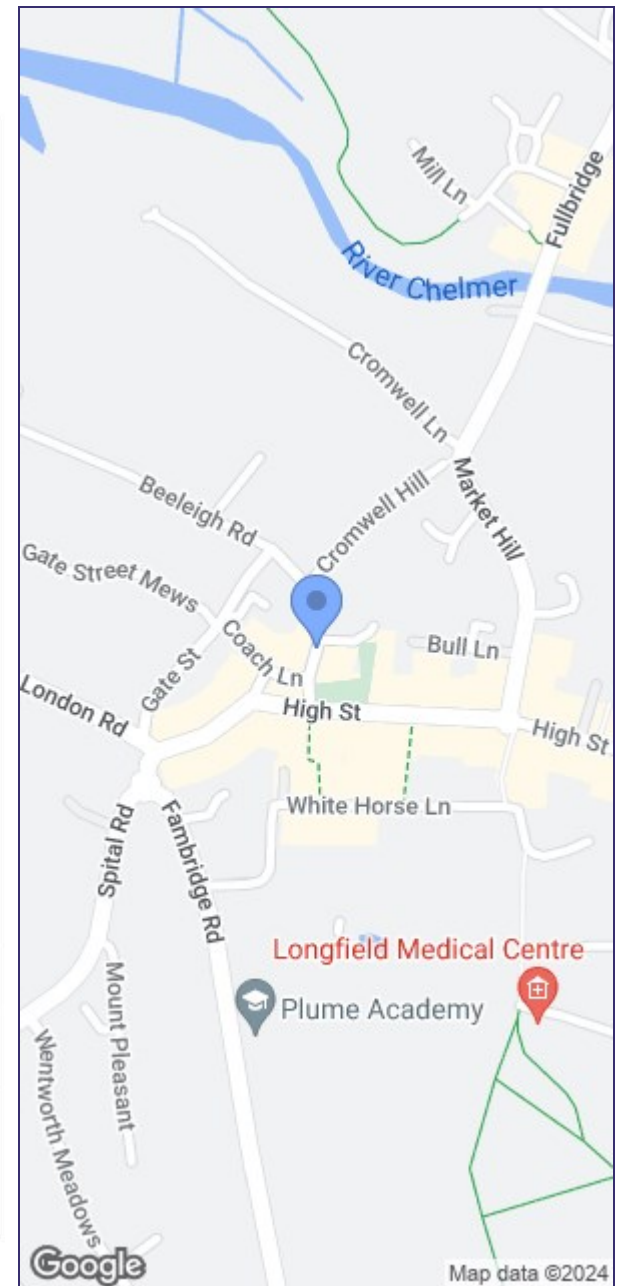
Reduced headroom
 834.63 ft²
 77.54 m² (Cellar only)

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Church Hawes



Church Hawes



Church Hawes



Church Hawes

