



Church  
Gate Street, Maldon , Essex CM9 5QF  
O.I.E.O £625,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



**WELCOME TO GATE STREET!** This stunning Three Bedroom Georgian Grade II listed home has been tastefully modernised to create the perfect mix of old and new. The original dwelling is believed to date back to the 1750's being constructed by Local Master Carpenter Matthew Hall. An extension was added to the rear in the early 19th Century with the addition undertaken to add value to the property prior to the Hall family deciding to sell the cottages which had previously been rented out. So much of this home's history was uncovered and researched during major refurbishment works in 2019 (including the extensive work to the timber frame and sole plate replacement along with the addition of new lath and plaster using traditional methods and materials) this allowed its intriguing history to be uncovered while being preserved for future generations.

Accommodation of this delightful home currently comprises Three First Floor Bedrooms, which are serviced by re-fitted Shower Room upgraded by the current seller. To the First Floor, there are two feature brick fireplaces one on the landing and one in Bedroom 1.

The extensive Ground Floor benefits from under-floor heating and upon entering you are greeted by two reception areas which are semi-open plan separated by exposed timber frame and could be arranged to suit the occupants' needs. One is currently arranged as a Living Room and boasts a feature fireplace with log burner leading into the Dining Room. The remainder of the Ground Floor is occupied by a Shower Room and extended Bespoke Kitchen/Breakfast Room with high quality fitted appliances and Italian tiled floor.

Double doors lead from the Kitchen to the Private, paved Courtyard Garden which is the perfect space for summertime entertaining. The property also benefits from Parking to the rear. EPC: C, Council Tax: C.



**Bedroom 13'0 x 12'5 (3.96m x 3.78m)**

Secondary glazed windows to front and side, exposed beams to ceiling, radiator, feature painted brick fireplace, full length storage cupboard.

**Bedroom 10'1 x 9'8 (3.07m x 2.95m)**

Secondary glazed window to front and rear, radiator.

**Bedroom/Dressing Room 9'9 x 8'3 (2.97m x 2.51m)**

Porcelain Velux window to side, radiator, exposed beams, fitted open fronted wardrobes with hanging rails and shelves.

**Re-fitted Wet Room 6'7 x 5'10 (2.01m x 1.78m)**

Secondary glazed window to front, suite comprising low level w.c., wash hand basin with mixer tap and drawer unit below, heated towel rail, walk in shower with handheld shower attachment and rainfall shower and glazed shower screen, tiled to walls and floor, extractor fan.

**Landing**

Windows to rear, porcelain velux windows to side, access to airing cupboard, cupboard housing gas fired boiler and double wardrobe. exposed beams, red brick feature fireplace, two radiators, stairs down to:

**Dining Room 15'9 x 14'9 (4.80m x 4.50m)**

Underfloor heating, wood flooring, exposed beams, under stairs storage cupboard, red brick feature fireplace, open plan to Kitchen, exposed timber frame, semi open plan to:

**Living Room 15'5 x 13'3 (4.70m x 4.04m)**

Entrance door to front, secondary glazed window to front with wooden shutters, part glazed double doors to courtyard garden, under floor heating, wood flooring, red brick inglenook style fire place with tiled hearth and log burner inset.

**Shower Room 7'1 x 4'4 (2.16m x 1.32m)**

Wash hand basin with mixer tap and cupboard below, w.c., walk-in shower with handheld shower attachment, rainfall shower and glazed shower screen tiled to walls and floor, heated towel rail.

**Kitchen 13'6 x 11'11 (4.11m x 3.63m)**

Part glazed double doors to courtyard garden with two further full length windows to sides, row of skylight windows to ceiling, bespoke fitted kitchen with appliances to include, integrated fridge/freezer and washing machine, range of matching units including a larder cupboard, integrated Bosch oven and microwave oven, sink drainer unit set into composite work surface with mixer tap, tiled splash backs, italian tiled floor.

**Courtyard Garden**

Paved courtyard with red brick walls to boundary, timber gate leading to the street, outside lighting, covered walkway to side allowing storage for garden tools and offering access to:

**Parking area**

We understand that the property officially has one space shown on land registry however there is an additional private space that can be used for a second vehicle. In addition to that area, there are spaces for visitors in bays marked 'C' which can be used free by visitors. This will need to be confirmed by your legal representative.

**Agents Note & Money Laundering**

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**Maldon**

The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored. Maldon is also famous for its delectable product, Maldon Sea Salt, which is harvested in the area and is renowned worldwide. It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. Lastly, the impressive architectural features in Maldon, including the All Saints' Church with a unique triangular tower and links to George Washington (the 1st US President) and the Plume Library.

Neighbouring Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793.

Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

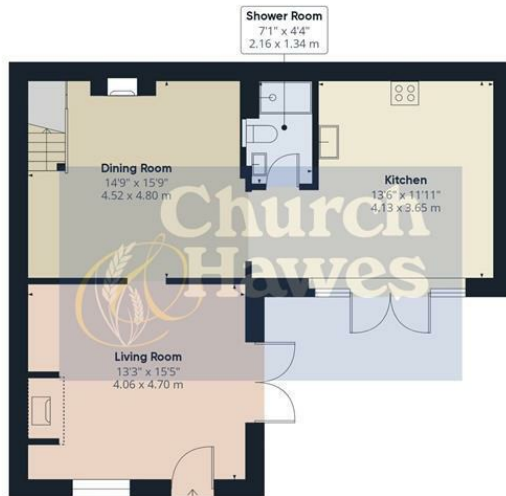




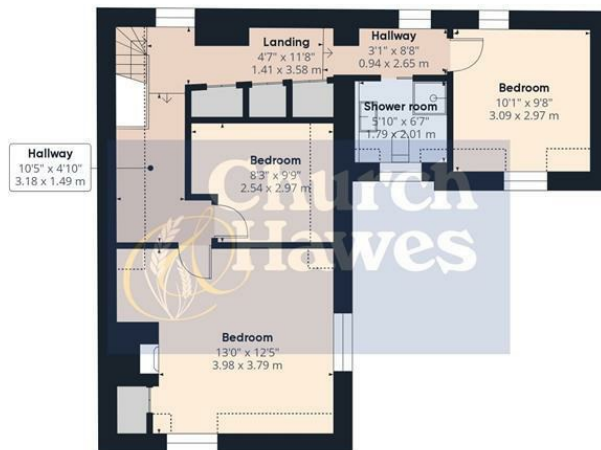








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1210.18 ft<sup>2</sup>

112.43 m<sup>2</sup>

**Reduced headroom**

68.32 ft<sup>2</sup>

6.35 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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