



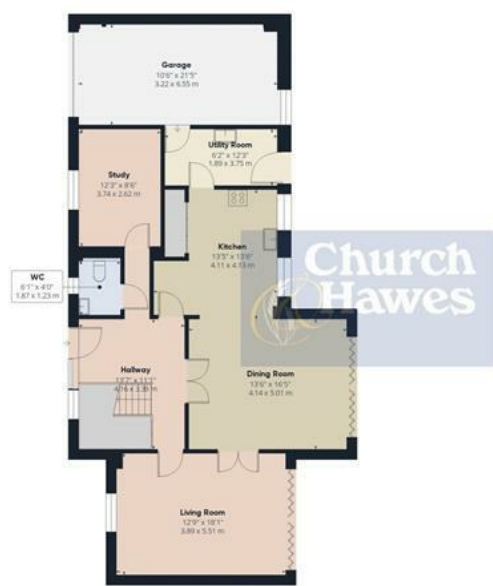
3 Wycke Court, Maldon , CM9 6FS
Guide price £1,000,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

WELCOME TO THE HAY BARN! A MODERN HOME THAT BOASTS CHARM AND CHARACTER! This stunning Detached Residence located in an executive development of only seven homes on the outskirts of Maldon. The property boasts versatile accommodation with the First Floor comprising Four Bedrooms, three of which benefit from En-Suite facilities in addition to the Family Bathroom. The extensive Ground Floor features Reception Rooms in the form of a Study and Living Room with Bi-fold doors overlooking the generous Rear Garden. As well as a Ground Floor and generous Entrance Hall with single storey height glazed windows to the front allowing an abundance of natural light to flood in. Most of the rear of the Ground Floor is occupied by the extensive open-plan Nicholas Anthony Kitchen and Dining Room again boasting enviable views across the Garden. The Kitchen itself benefits from granite work surfaces and a range of integrated appliances with the Dining Room being completed by glazing occupying two thirds of the double height vaulted ceiling (further enhancing the garden views) with a chandelier cascading from the upper level. The Kitchen is also complimented by an adjoining Utility Room which affords access to the integral Garage. This home boasts a plot measuring in excess of 1/4 acre with the Rear Garden commencing with a paved porcelain terrace with the majority being laid to lawn. The Garden also boasts a bark-lined Children's Play Area and a further paved terrace to the rear complementing the impressive Garden Room located to the rear. The property affords ample Parking to the front on a private Driveway which is approached over an access road (shared by the seven homes). Each dwelling also affords an additional Parking Space within the Cart lodge located at the entrance of the development. EPC: C, Council Tax: G.



Church Hawes

En-Suite
10'0" x 6'7"
3.16 x 2.01 m

Bedroom
10'4" x 14'1"
3.17 x 4.31 m

Bedroom
10'0" x 9'4"
3.27 x 2.85 m

Bedroom
14'2" x 9'3"
4.33 x 2.54 m

Bathroom
10'0" x 8'0"
3.05 x 2.44 m

En-Suite
3'7" x 8'4"
1.13 x 2.55 m

Landing
20'7" x 2'9"
6.18 x 0.91 m

Galleryed Landing
13'7" x 7'6"
4.15 x 2.29 m

En-Suite
12'7" x 8'0"
3.78 x 2.44 m

Bedroom
13'0" x 13'0"
3.96 x 4.21 m



Church Hives

Garden Room
 2,082 sq ft
 200 sq ft

Floor 0 Building 2



Bedroom 13'9 x 13'0 (4.19m x 3.96m)

Two double glazed windows to side, double glazed window to rear, radiator, fitted wardrobe, door into:

En-Suite 12'3 x 3'10 (3.73m x 1.17m)

Double glazed window to front, heated towel rail, suite comprising tiled shower with rainfall shower and further handheld attachment, w.c., wash hand basin with mixer tap and vanity unit, shaver point, part tiled to walls, tiled floor, extractor fan.

Bedroom 14'1 x 10'1 (4.29m x 3.07m)

Double glazed window to rear and side, radiator, fitted wardrobes, door to:

En-Suite 10'4 x 6'2 (3.15m x 1.88m)

Obscure double glazed window to side, heated towel rail, suite comprising tiled double shower with rainfall shower and further handheld attachment, w.c., wash hand basin with mixer tap and vanity unit, shaver point, part tiled walls, tiled floor, extractor fan.

Bedroom 14'2 x 8'3 (4.32m x 2.51m)

Two double glazed windows to rear, radiator, door into:

En-Suite 8'4 x 5'3 (2.54m x 1.60m)

Obscure double glazed windows to rear, heated towel rail, tiled double shower unit with rainfall shower and hand held attachment, w.c., wash hand basin with mixer tap and vanity unit, shaver point, part tiled wall, tiled floor, extractor fan.

Galleried Landing

Glazing to oak hand rail overlooking Dining Area (with views extending down the garden) and Entrance Hall, access to loft doors, to further accommodation, stairs to:

Entrance Hall 13'7 x 11'1 (4.14m x 3.38m)

Entrance door to front, five double glazed windows to front, under floor heating, tiled floor, under stairs storage, doors to further accommodation including:

Cloakroom 6'1 x 4'0 (1.85m x 1.22m)

Obscure double glazed window to front, under floor heating, w.c., wash hand basin with vanity unit, tiled splash back and mixer tap, tiled floor, extractor fan.

Study 12'3 x 8'6 (3.73m x 2.59m)

Double glazed window to front, under floor heating, telephone point.

Living Room 18'1 x 12'9 (5.51m x 3.89m)

Double glazed window to front, double glazed bi-fold doors to rear, under floor heating feature, fireplace, double doors to:

Dining Area 16'5 x 13'6 (5.00m x 4.11m)

Four panel bi-fold door to rear with four double glazed windows above, under floor heating, full length vaulted ceiling with chandelier to front on galleried landing, double doors to Entrance Hall, open plan to:

Kitchen 12'3 x 10'4 (3.73m x 3.15m)

Nicholas Anthony Kitchen two double glazed windows to rear, door to Entrance Hall, under floor heating, range of matching units integrated appliances including fridge, freezer and dishwasher, chest level double oven, four ring electric hob and extractor set into granite work surface, stainless steel 1 1/2 bowl sink drainer unit set into work surface, splash backs, tiled floor, door into:

Utility Room 12'3 x 6'2 (3.73m x 1.88m)

Double glazed door to rear, range of units, stainless steel 1 1/2 bowl sink drainer unit set into work surface, space and plumbing for washing machine, space for wine cooler, tiled floor, door into:

Garage 21'5 x 10'6 (6.53m x 3.20m)

Door to front, window to rear, power and light connected.

Exterior

Rear Garden

Commences with paved porcelain terrace with gate so

side providing access to frontage, mainly laid to lawn with a bark lined children's play area to one side, paved pathway extending to further paved seating area located to the front of the Garden Room, outside tap, gate to further area of garden.

Garden Room 27'10 x 11'4 (8.48m x 3.45m)

Double glazed bi-fold door to front, double glazed windows to front and side, wood effect flooring, power and light connected.

Frontage

Accessed via a shared resin driveway, leading to private driveway and garage.

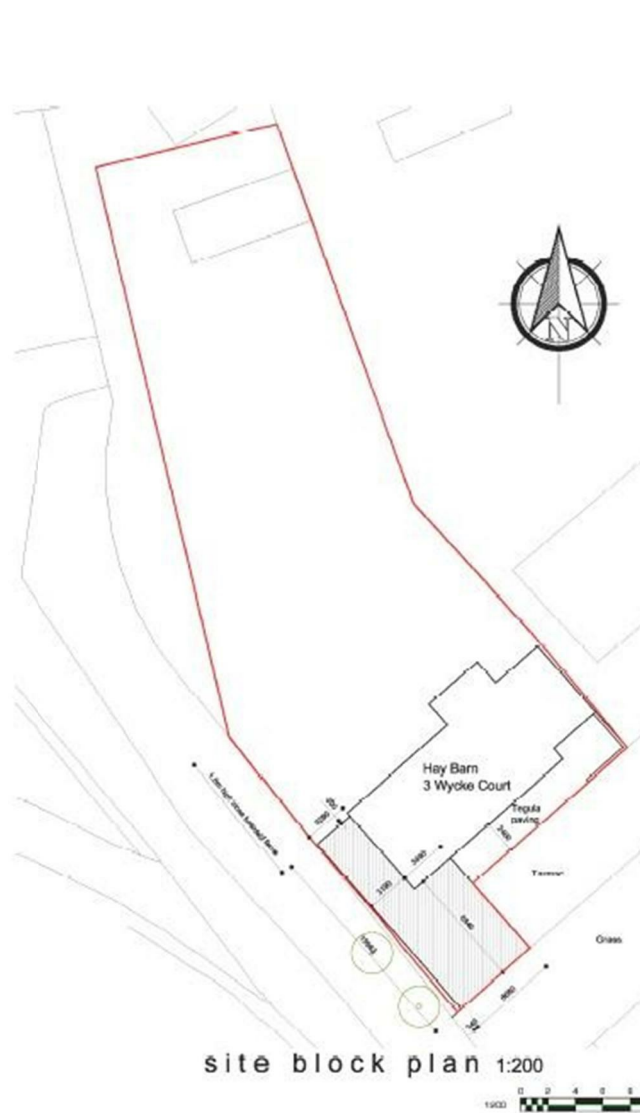
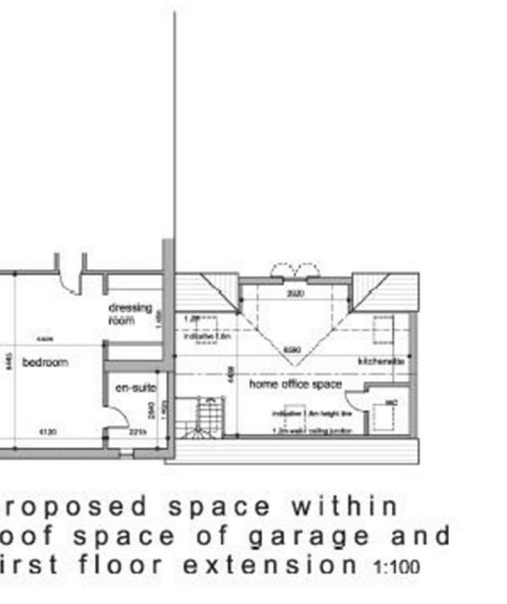
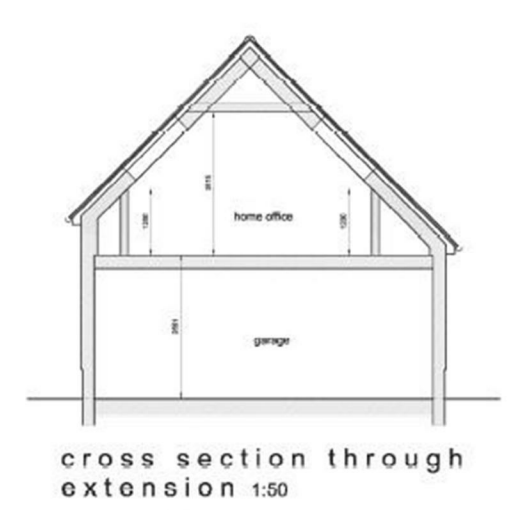
Carport

Space located within a carport at the entrance of the development.

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 and we would ask for your co-operation in order that there will be no delay in agreeing the sale



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100mm at 1:1 scale check

Rev	Description	Date	By
D	Drawings updated following comments received from Planning Authority	26.01.22	BJH
C	Revised drawings issued to ensure compliance with Building Regulations	18.02.22	BJH
B	Two story side extension added	09.10.21	BJH
A	Minor alterations following consultation with client	20.09.21	BJH

HGN design limited
architectural design

Client: MR & MRS COLBEY
Project: PROPOSED EXTENSION TO THE HAY BARN, 3 WYCKE COURT, MALDON CM9 6FS.
Subject: PLANS AND ELEVATIONS AS PROPOSED

Scale: 1:200, 1:100, 1:50
Sheet Size: A1
Drawn: BJH
Approved: [Signature]
Date: JUL 22

Project Ref: 9229-002
HGN Design Ltd