



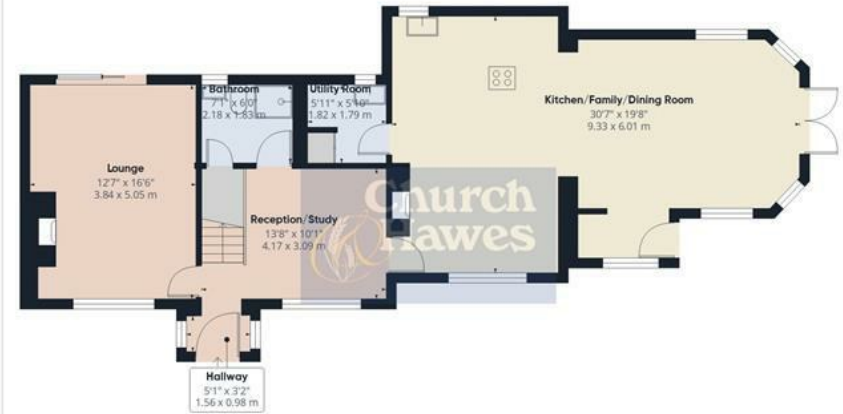
1 Rosebush Farm Cottage Roundbush Road, Purleigh , CM9 6NN  
Offers over £850,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents



Situated on an approx 0.4 acre plot and nestled in the picturesque setting of Roundbush Road, Mundon on the outskirts of Maldon, this stunning four-bedroom detached home dating back to 1928 offers a perfect blend of comfort and elegance. With breathtaking countryside views to both the front and rear, this property is a true haven for those seeking tranquility and natural beauty. Upon entering, you are welcomed by three spacious reception rooms, providing ample space for relaxation and entertaining. The impressive kitchen/family/dining room is the heart of the home, designed to accommodate both family gatherings and intimate dinners and make the most of the garden/countryside views This area is perfect for those who enjoy cooking and socialising, with a layout that encourages interaction and warmth. The property boasts four well-proportioned bedrooms, ensuring that there is plenty of room for family and guests alike. The re-fitted bathroom with stunning views adds a touch of modern luxury, making it a delightful space to unwind after a long day.

The stunning garden is beautiful and must be viewed with natural pond surrounded by ferns and mature plants, a pergola of climbing roses, apple and plum trees. There are raised beds with an arch of vines and greenhouse with many soft fruits including raspberries, blackberries, redcurrants to name a few. A large wooden workshop and a log shed. A new Bio treatment works (Klargester) for drainage system was added in 2020. Set in an idyllic location, this home is ideal for those who appreciate the beauty of the countryside while still being within reach of local amenities. Whether you are looking for a family home or a peaceful retreat, this property offers a unique opportunity to enjoy a serene lifestyle in a charming setting. Do not miss the chance to make this beautiful house your new home. Energy Efficiency Rating E. Council Tax Band F.



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

1724 ft<sup>2</sup>

160.3 m<sup>2</sup>

**Reduced headroom**

67 ft<sup>2</sup>

6.2 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 are based on RICS IPMS 3C standard.

GIRAFFE360





## Second Floor

### Bedroom 4/Study 26'1 x 7'10 (7.95m x 2.39m)

The stunning countryside views from the two Velux windows and double glazed window are a real treat to be enjoyed. Oak flooring, radiator. Eave storage cupboards. Stairs down to first floor.

## First Floor

### Main Bedroom 15' x 12'5 (4.57m x 3.78m)

Dual aspect double glazed windows with delightful views of the rear garden and countryside. Soft wood flooring, two walk in wardrobes. Traditional style column radiator.

### Bedroom 2 12'7 x 10'4 (3.84m x 3.15m)

Double glazed window with countryside views, oak flooring.

### Bedroom 3 9'2 x 8'5 (2.79m x 2.57m)

Double glazed window with countryside views, oak flooring. Traditional style column radiator.

### Re-Fitted Bathroom

A bathroom with a view. Four piece white suite comprising of wc, wash hand basin. Slim profile walk in shower with shower system. Slipper style bath with views across miles of countryside. Oak flooring.

### Landing

Double glazed window with countryside views. Traditional style column radiator. Double airing cupboard. Stairs to second and ground floors.

### Entrance Porch

Entrance door, opens into reception room/study.

### Study/Reception room 13'8 x 10'1 (4.17m x 3.07m)

Double glazed window with views. Traditional style

column radiator. Oak flooring. Door to lounge, shower room and kitchen/family/dining room.

### Lounge 16'5 x 12'7 (5.00m x 3.84m)

Dual aspect with double glazed window and double glazed doors offering beautiful countryside views. Two traditional style column radiator. Feature fire place with wood burner and oak flooring.

### Shower Room

Double glazed window, tiled to floor. Three piece white suite comprising of wc, wash hand basin and walk in shower. Heated towel rail, under stairs cupboard.

### Kitchen/Family/Dining Room 30'7 x 19'8 (9.32m x 5.99m)

This impressive triple aspect room offers views across stunning countryside and the beautiful garden. The delightful saige green traditional style floor and wall cabinets compliment the property perfectly, with a large island unit with inset five ring gas hob, cabinets below and a wine chiller. The Butler sink is set into wooden worktops with integrated Bosch ovens and space for a fridge freezer. Feature fireplace with wood burner. Door to utility room. Entrance porch. The sitting area enjoys wonderful garden views form the double doors. Quarry tiled flooring.

### Utility Room

Doble glazed window, selection of base and wall cabinets with space for appliance. Inset Butler sink to wooden work top. Quarry tiled floor.

### Exterior

The wonderful location offers stunning countryside views, but the truly beautiful garden must be seen. The garden offers Apple and plum trees, raspberry, strawberry, blackberry, redcurrants and rhubarb

with greenhouse. There is a large wooden workshop and a further shed. A natural pond surrounded by ferns and mature plants, pergola of climbing roses and an arch of vines. The garden is mainly lawned with patio. New external oil boiler fitted 2022 and a new Bio treatment works (Klargester) for drainage system, fitted 2020. Ample parking on the carriage driveway.

### 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



