



2a Benham Close, Goldhanger , CM9 8FA
O.I.E.O £1,000,000

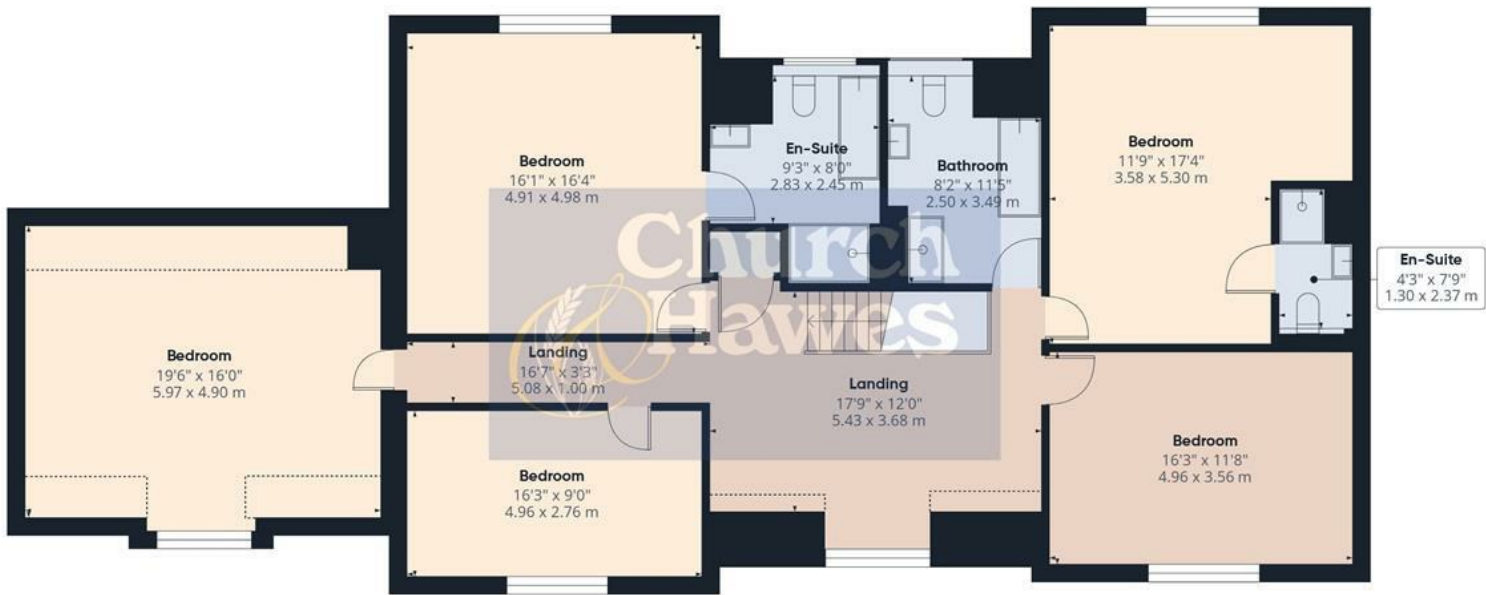
Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

LOCATED IN THE CHARMING, WATERSIDE VILLAGE OF GOLDHANGER, this exquisite detached house on Benham Close offers a perfect blend of modern living and serene surroundings. Built in 2020, this impressive property spans an expansive 3,482 square feet (including the integral Garage) and is situated within a tranquil cul de sac of just four executive homes, ensuring both privacy and a sense of community. As you enter, you are greeted by three substantial reception rooms, providing ample space for relaxation and entertaining. The open plan kitchen and dining room is a true highlight, designed for both functionality and style, making it the ideal setting for family gatherings or dinner parties. The property boasts five well-appointed bedrooms on the first floor, including two with en-suite bathrooms, alongside a family bathroom that caters to the remaining bedrooms. Comfort is paramount in this home, featuring oil-fired central heating with underfloor heating on the ground floor, ensuring a warm and inviting atmosphere throughout the year. Additionally, the presence of solar panels enhances energy efficiency, making this property not only luxurious but also environmentally conscious. With parking available for up to six vehicles, this home is perfect for families or those who enjoy hosting guests. The idyllic location offers a peaceful retreat while still being conveniently accessible to local amenities in Maldon, Witham & Tiptree. This property is a rare find, combining modern comforts with the charm of village life, making it an exceptional opportunity for discerning buyers. Council Tax: G, EPC: B.



Floor 0



Floor 1

Approximate total area⁽¹⁾
3482 ft²
323.3 m²

Reduced headroom
82 ft²
7.6 m²

(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



Bedroom 16'4 x 16'1 (4.98m x 4.90m)
Double glazed window to rear, radiator, fitted wardrobes with sliding mirrored doors.

En-Suite 9'3 x 8'0 (2.82m x 2.44m)
Obscure double glazed window to rear, heated towel rail, suite comprising tiled shower with hand held shower and rainfall shower, panelled bath with shower mixer tap, w.c., fully tiled, extractor fan.

Bedroom 17'4 x 11'9 (5.28m x 3.58m)
Double glazed window, radiator, coved to ceiling door to:

En-Suite 7'9 x 4'3 (2.36m x 1.30m)
Velux window to side, tiled shower with rainfall shower and hand held attachment, wash hand basin with mixer tap and drawer unit below, w.c., fully tiled extractor fan.

Bedroom 16'3 x 11'8 (4.95m x 3.56m)
Double glazed window to front, radiator, coved to ceiling.

Bedroom 16'3 x 9'0 (4.95m x 2.74m)
Double glazed window to front, radiator, coved to ceiling.

Bedroom 19'6 x 16'0 (5.94m x 4.88m)
Double glazed window to front, radiator, coved to ceiling.

Family Bathroom 11'5 x 8'2 (3.48m x 2.49m)
Obscure double glazed window to rear, heated towel rail, shower unit with rainfall shower and hand held attachment, w.c., panelled bath with shower mixer tap, wash hand basin with mixer tap and drawer unit below, fully tiled, shaver point, extractor fan.

Landing 17'10 x 12'2 (5.44m x 3.71m)
Double glazed window to front, radiator, access to airing cupboard and loft space, stairs with oak and glazed bannister down to:

Ground Floor
Benefiting from under floor heating throughout:

Entrance Hall 17'10 x 12'2 (5.44m x 3.71m)
Two double glazed windows to front, entrance door to front, wood effect flooring, telephone point, under stairs cupboard, further full length cupboard, doors to further accommodation including:

Cloakroom 6'11 x 5'2 (2.11m x 1.57m)
Suite comprising w.c., wash hand basin with mixer tap and vanity unit, part tiled to walls, tiled floor, extractor fan.

Study/Play Room 11'10 x 9'9 (3.61m x 2.97m)
Double glazed window to front, coved to ceiling, wood effect flooring.

Living Room 19'6 x 16'3 (5.94m x 4.95m)
Double glazed bi-fold doors to rear, feature fireplace with log burner, wood effect flooring, coved to ceiling.

Sitting Room 16'5 x 10'9 (5.00m x 3.28m)
Double glazed window to front, coved to ceiling.

Utility Room 10'9 x 5'10 (3.28m x 1.78m)
Part double glazed door to side, range of units, space for wine cooler, stainless steel sink/drain unit with mixer tap set into work surface, space and plumbing for washing machine, tiled floor, coved to ceiling.

Kitchen Area 16'3 x 12'2 (4.95m x 3.71m)
Double glazed window to rear, range of matching kitchen units with granite work surface, porcelain tiled floor, range of fitted Siemens appliances including full length integrated Fridge and Freezer, Dishwasher, Induction hob with rising extractor, two double ovens, 1 1/2 bowl sink drainer unit with mixer tap set into work surface, open plan to:

Dining Area 23'5 x 12'3 (7.14m x 3.73m)
Double glazed bi-fold doors to rear, tiled floor, door to hallway and coved to ceiling.

Double Garage 22'1 x 19'11 (6.73m x 6.07m)
Electric up and over door to front, double glazed window to side, part double glazed door to side, power and light connected.

Rear Garden
Indian Sandstone path and patio areas, mainly laid to lawn, oil tank, outside tap, power points and outside motion lighting, fenced to boundaries access to front front both sides.

Frontage
Block paved driveway extending to garage, Indian Sandstone pathway leading to garden and entrance, lawned and planting areas to front boundary.

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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