



Steeple Road, Mayland, Essex CM3 6BB
Guide price £725,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £725,000 - £750,000 This truly exceptional detached family home has been extensively renovated to the highest standard, offering show home presentation throughout. Situated in the sought-after waterside village of Mayland, the property is conveniently located approximately 8 miles from Maldon and 5 miles from Burnham-on-Crouch.

The ground floor accommodation is vast and versatile, benefitting from underfloor heating throughout. It comprises a spacious entrance hall, bay-fronted living room, stunning second reception/media room with inset electric fire, high-specification refitted kitchen with island and integrated appliances, large utility room, study, and a modern cloakroom/WC.

Upstairs, a generous landing leads to four double bedrooms. The impressive principal bedroom features a luxurious en-suite shower room and an enviable walk-in wardrobe with fitted storage. A stylish family bathroom completes the first floor.

Externally, the property boasts a beautifully landscaped rear garden extending to approximately 90ft, an attractive frontage, ample off-road parking, and a double garage with internal access.

Nearby rail links from Althorne, Burnham, and North Fambridge provide convenient access to London Liverpool Street, making this an ideal home for families and commuters alike.

Early viewing is highly recommended to fully appreciate the size, quality, and finish of this outstanding home. Energy Rating C.



ACCOMMODATION COMPRISING:

GROUND FLOOR:

A bright and welcoming entrance hallway featuring underfloor heating, which extends throughout the entire ground floor.

Elegant bay-fronted living room, ideal for formal entertaining or relaxed evenings.

Stunning open-plan family/living area with a bespoke media wall, ambient inset electric fire, and ample space for a large seating arrangement—perfect for family life or social gatherings.

Contemporary refitted kitchen complete with an island unit, quartz worktops, high-quality integrated appliances (including oven, hob, fridge/freezer, dishwasher), and plentiful cupboard space. Finished to a superb standard and ideal for any culinary enthusiast.

Generously proportioned utility room, matching the kitchen in style and finish, offering further appliance space and rear access.

A versatile home office/study, perfect for remote work or a quiet reading nook.

Stylishly finished cloakroom/WC with quality fittings.

FIRST FLOOR:

Spacious landing area with natural light, connecting to all bedrooms.

Principal bedroom with a luxurious en-suite shower room, dressing area and an impressive walk-in wardrobe, fully fitted with hanging rails, shelving, and storage units.

Three further well-proportioned double bedrooms, all presented to a high decorative standard.

A beautifully refitted family bathroom with modern suite including a luxurious 4 piece suite and quality tiling.

EXTERIOR:

The rear garden stretches approximately 90ft, offering a tranquil and private setting with a combination of lawn, patio, and well-maintained borders—ideal for children, pets, and al fresco entertaining.

The front of the property is attractively landscaped and provides extensive off-road parking for multiple vehicles.

Double garage with up-and-over doors, power, lighting, and convenient internal access to the home.

TENURE & COUNCIL TAX:

The property is freehold and is council tax band F.

VILLAGE OF MAYLAND:

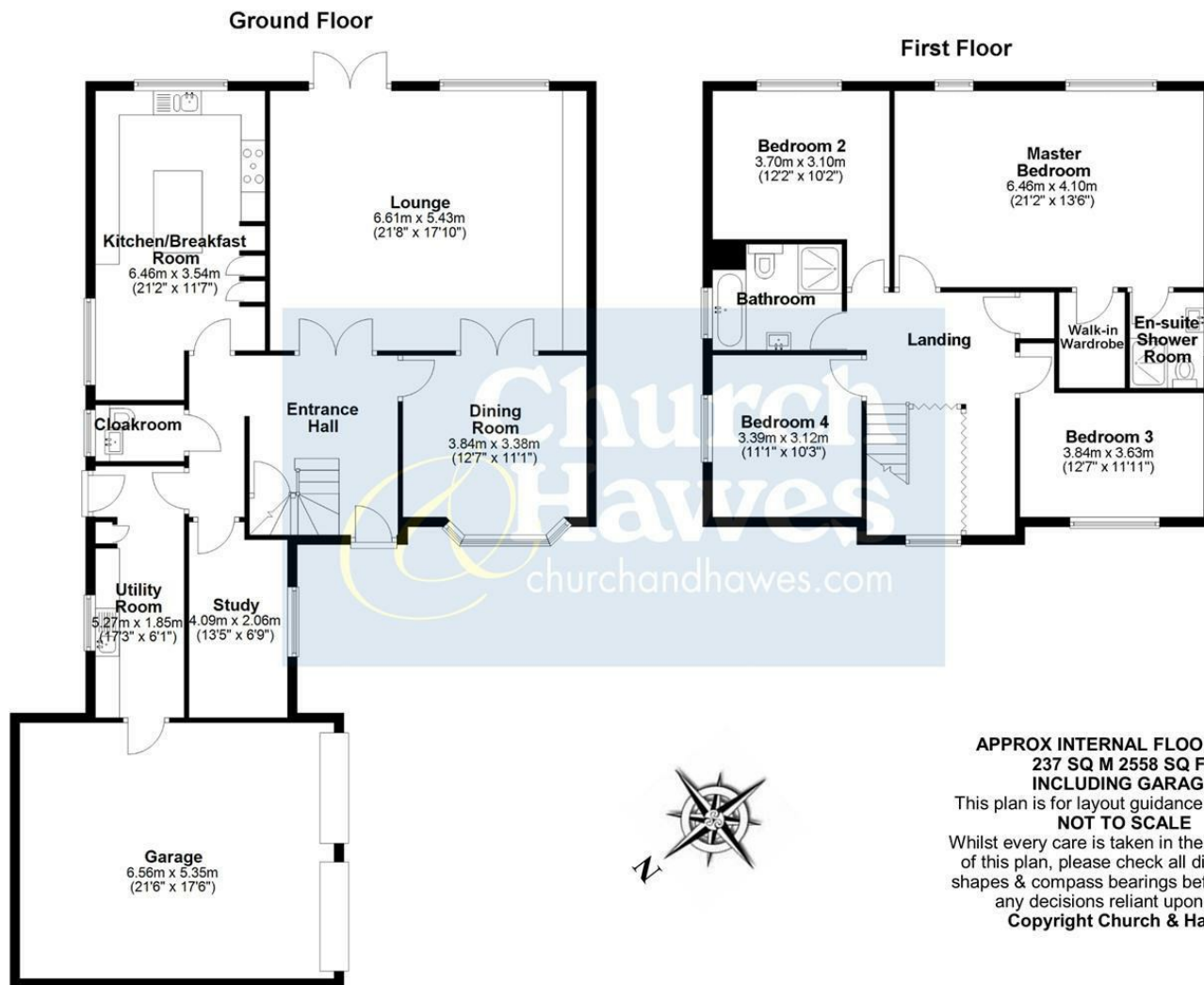
Mayland is a delightful village situated to the east of the historic town of Maldon (approximately 8.5 miles) and is on the banks of the River Blackwater. Mayland offers a selection of local shops including a convenience store, bakery, takeaway, hairdressers, public house and wine bar. Also within the village are two sailing clubs, a primary school, doctor's surgery and beautiful river and countryside walks. Althorne railway station with links to London Liverpool Street is approximately 4.8 miles and Southminster railway station 6.3 miles.

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.







**APPROX INTERNAL FLOOR AREA
237 SQ M 2558 SQ FT
INCLUDING GARAGE**

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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