

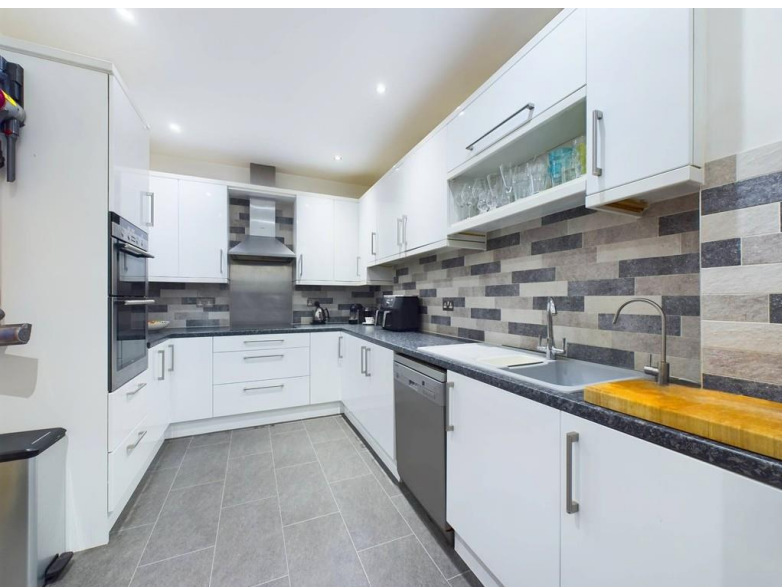


Guisnes Court

Back Road, Tolleshunt D'arcy, Maldon, CM9 8TW

- Unique property in beautiful grounds
- Spacious living
- Private garden
- Upgraded kitchen

**Guide Price £330,000 to
£350,000**
EPC Rating 'C'



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A prestigious ground floor Apartment with PRIVATE GARDEN situated in GUISNES COURT set in approx. 3.5 acres. Built in 1987 in the footprints of a former Country Mansion. Lease 999 years with option for SHARE of LEASE. Boasting SPACIOUS living, HIGH CEILINGS, GATED ENTRANCE, COVERED PARKING.



PART OF THIS SPECTACULAR HERITAGE COULD BE YOURS...

This is a superb opportunity to acquire this unique south-facing garden apartment, set in the magnificent grounds of Guisnes Court in Tolleshunt D'Arcy. The building is noted for its Georgian Revival architecture, which was influenced by the Arts and Crafts movement. This blend of styles reflects a focus on symmetry, classical proportions, and handcrafted details, which were hallmarks of these architectural traditions.



This historic property has a rich past, from the lord of the manor using the grounds for duck shooting, to its role as a Voluntary Aid Detachment (V.A.D.) hospital during the First World War. It provided care facilities for wounded soldiers, showcasing the community's dedication to the war effort.

A fascinating chapter in Guisnes Court's history was when Guisnes was a popular Country Club/Night Club in the area. In c1984, the building suffered a fire and was destroyed. In 1987, the sympathetic reconstruction ensured that the property retained its historical charm while adapting to modern needs as apartments.



The property would suit a garden enthusiast (or someone who would like to sit back and enjoy nature, in the private garden and beyond.

If Golf is your passion, Five Lakes Golf Club is just a few minutes away. The Club are thrilled to be nominated for the prestigious England Golf Awards' Club of the Year for 2025





YOUR ARRIVAL TO GUISNES COURT...

Via a quiet country lane, you will pass through a set of electric gates, to reveal the surrounding beauty. Mature trees line a winding path to undercover parking and additional parking space, neatly tucked away behind hedging. The splendour of the entrance will undoubtedly impress your guests and make them want to return to enjoy the beauty.

If you are looking for a property to use as a retreat, where you could lock up for part of the year, knowing that it is safe within the grounds, then look no further.

Not only do you have the private south-facing garden, with patio area perfect for al-fresco entertaining in the summer months, you also have the use of 3.5 acres of communal grounds.

ONCE INSIDE...

The first impression is that the apartment appears to be an extension to the outside beauty, the property has a classical feel with high ceilings and deep decorative cornices, the Living Room opens up to a patio area with private garden beyond, with an array of wildlife. The current owner chooses to feed birds and this is certainly a birdwatcher's paradise, what with visits from Woodpeckers, Robins, Sparrowhawk, Barn Owl to name but a few and host of other wildlife all from the comfort of your home!

With this apartment, you are buying much more than spacious living. It has an abundance of storage, an open-plan sitting room/dining room opening into the kitchen and utility room, two large double bedrooms, one with an en-suite shower room, and a family bathroom. You are embarking on a luxurious lifestyle.

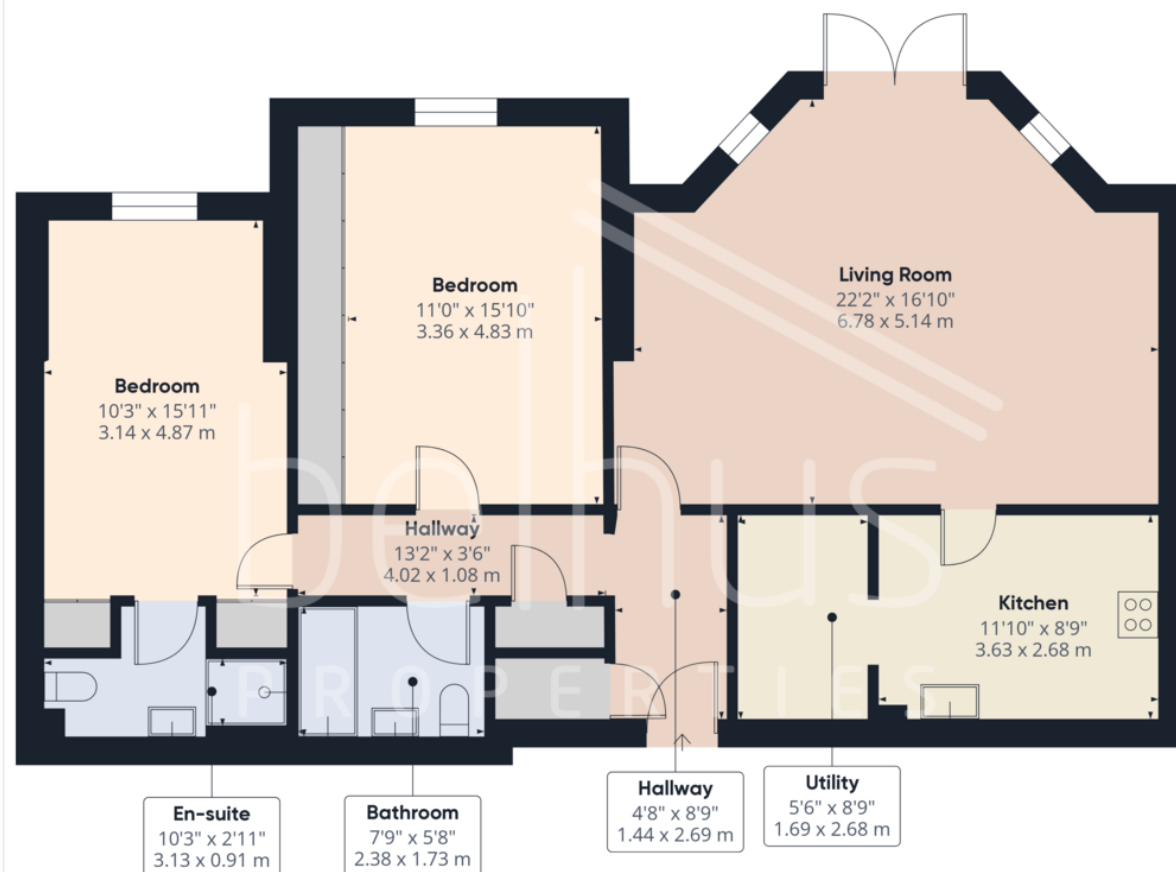




WHY THE CURRENT OWNER FELL IN LOVE WITH THIS PROPERTY...

The uniqueness of this spacious home, the grounds and being in the country, the high ceilings, beautiful views, abundance of space, light, peace, and tranquillity. The cycle routes nearby are a special favourite of mine, and knowing amenities are in abundance in neighbouring villages makes this an easy place to live. Seeing the seasons unfold brings great joy; there is never a dull moment!





Approximate total area⁽¹⁾

1060.14 ft²
98.49 m²

Balconies and terraces

11.09 ft²
1.03 m²

(1) Excluding balconies and terraces

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.

GIRAFFE360

Ground Floor Building 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements