

oakheart



£650,000

Guide Price

Mell Road, Tollesbury, Maldon

GUIDE PRICE £650,000 - £700,000.

Lock Up Your Search—You've Found The One

Looking to be part of a friendly and thriving community where the pace of life is more relaxed, away from the hustle and bustle of working life? Then look no further as this incredible home can help provide that exact lifestyle. A landmark individual home that stands prominent from neighbouring homes and offers high quality, style and generous accommodation

For anyone who also enjoys sailing and watersports then this could be the perfect match.

Origins & Historical Context of the Old Police House

Although no publicly available source provides a full historical timeline of its police use, it once served as Tollesbury's local police residence or station. Tollesbury historically had small local police houses rather than full stations. These were typically residential properties where village constables lived and worked.

The house was purchased by the previous owners in 2005 as the original Police House, which had remained the same since it was built in 1954. A 'house' which was a home and where locals would come to discuss concerns with the local 'bobby' or report incidents.

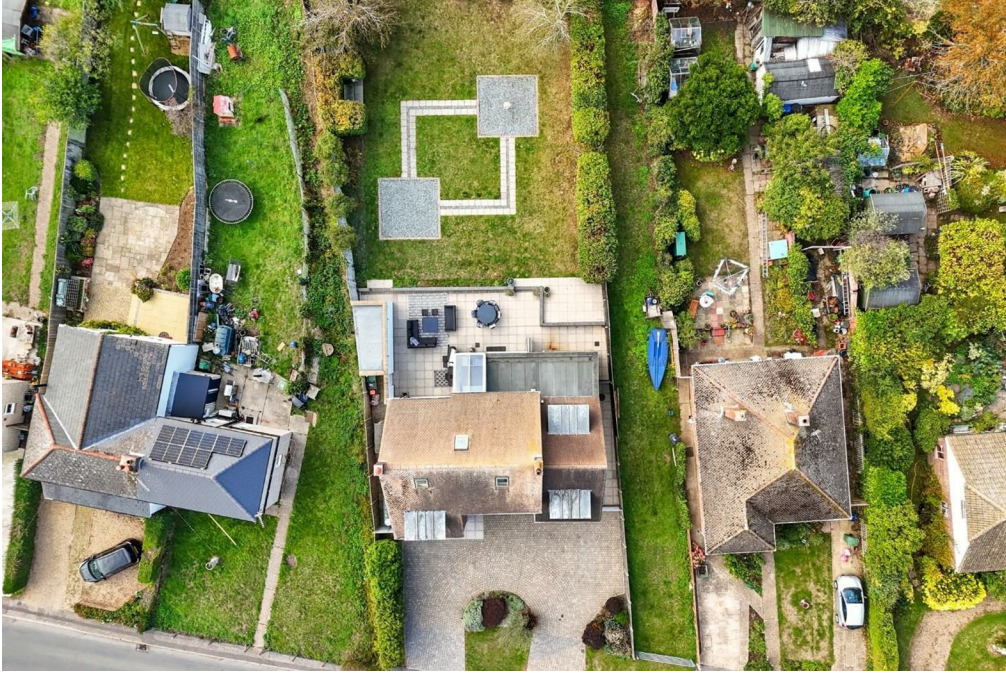
Summary

Accommodation includes four double bedrooms, one en-suite, ground floor shower room and family bathroom. Reception rooms include study or playroom, sitting room, 30 foot part vaulted kitchen/diner, utility and boot room. The expansive fully heated loft room has been used as a hobby room, study and even the occasional bedroom. There is also a useful integrated garage.

With a landscaped 70ft south-west facing rear garden with views across open fields, more than enough for those growing family and summer entertaining with friends and family. The block paved driveway provides ample off street parking, even room for a small boat.



















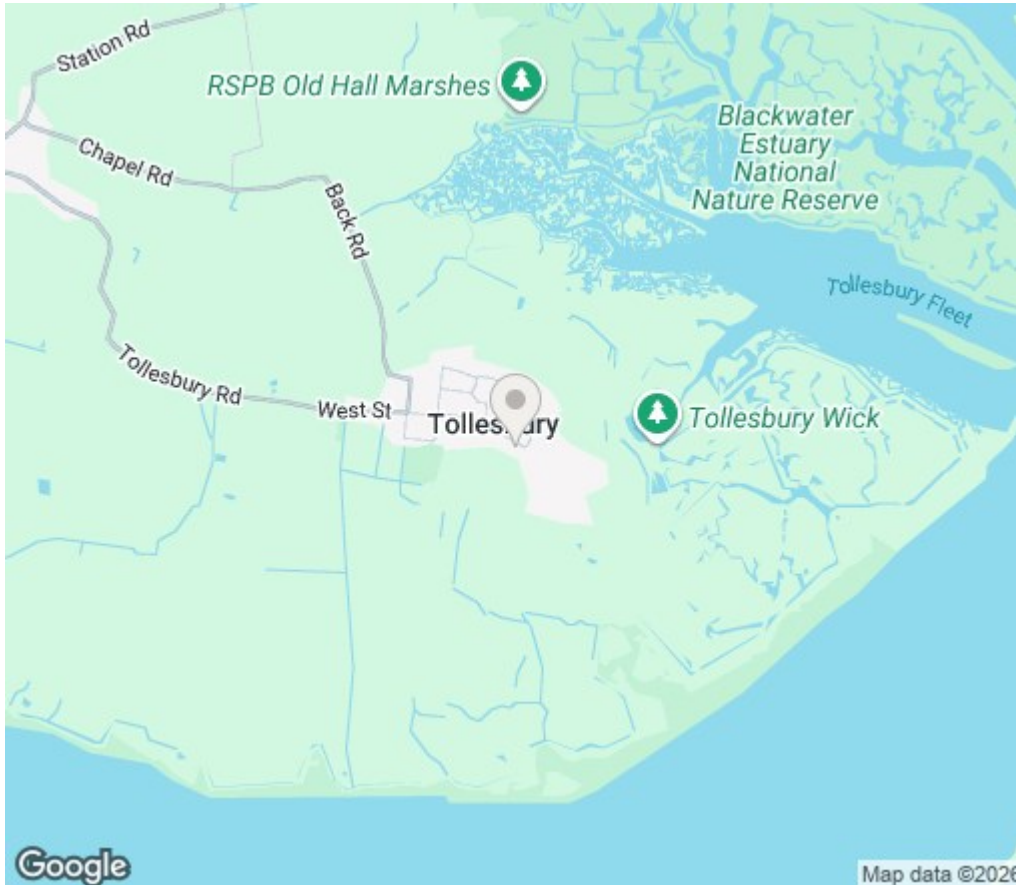
Tollesbury, Maldon, CM9

APPROX. GROSS INTERNAL FLOOR AREA 2339 SQ FT 217.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING, INCLUDES GARAGE)

Local Authority:
Maldon

Tenure:
Freehold

Council Tax Band:
D



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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.

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