



**21 Barnhall Road, Maldon, CM9 8HA**  
**Guide price £1,200,000**

 5  4  3  C



# 21 Barnhall Road, Maldon, CM9 8HA

## Guide price £1,200,000



With five spacious bedrooms and four well-appointed bathrooms, this property is perfect for families seeking both comfort and style.

As you enter, you are greeted by three inviting reception rooms, each designed to provide ample space for relaxation or entertaining. The open-plan layout allows for a seamless flow between the living areas, making it ideal for hosting gatherings or enjoying quiet evenings at home with the family in-front of the wood burner.

One of the stand out features of this remarkable home is its stunning backdrop, as it backs onto National Trust land. This provides a beautiful backdrop to the garden and enhances the views along with the overall appeal of the property.

The modern design of the barn combines traditional elements with contemporary finishes, creating a warm and inviting atmosphere throughout. Each bedroom is generously sized, providing a peaceful retreat for family members or guests. The bathrooms are thoughtfully designed, offering both functionality and elegance.

### Some More Information

From the electric gated gravel driveway the central entrance door leads to the double height reception hall where the Oak and glass balustrade staircase rises to the first floor and the tiled flooring leads through double doors to the kitchen dining room. The dining area has windows to either side and bi-folding doors leading out the rear garden whilst a further door allows access to the sitting room. The kitchen is fitted with a range of eye and base level cupboards and drawers beneath a marbled effect granite worktop. Integrated appliances include twin ovens, with combination microwave and steam oven above, dishwasher, fridge freezer and induction hob.

The Sitting room has full height window to the front, bi-folding doors to the rear and further window to the side. Central to the room is a wood burner presented in a modern style, with a black granite hearth and exposed chimney. Back through the reception hall, the inner hall leads along to the ground floor cloakroom comprising close coupled W.C. and wall mounted wash hand basin. Beyond a further family room has windows to the rear and side and is a great space for a home office, children's playroom or snug.

Adjacent is a large utility room, which is fitted with a range of eye and base level cupboards with spaces for two appliances beneath granite work surfaces and door to the side elevation. Completing the ground floor accommodation is a storage cupboard and door accessing the integral double garage which to the rear has a domestic hot water cylinder and boiler.

To the first floor the galleried landing gives access to four bedrooms and a further separate staircase rises to the second floor. The exceptional principle suite has windows to the front and rear both of which enjoy views over open countryside and a further door accesses the dressing room which is fitted with a range of wardrobe storage and dressing table along with full height glazed elevation overlooking the National Trust field beyond. A door from the dressing room gives access to the en-suite shower room, which comprises low rise shower tray with glazed screen, close coupled W.C. and vanity wash hand basin.

Bedroom two has Velux windows to front and rear elevations along with a window to the side which takes in a view over open countryside, all the way to the Blackwater estuary mouth. The guest bedroom also benefits from an en-suite shower room comprising shower enclosure W.C. and wall mounted wash hand basin. Bedrooms three and four are both double sized bedrooms with windows to the rear. Completing the first floor accommodation is the four piece family bathroom comprising dual ended free-standing bath, walk-in shower enclosure, close coupled W.C. and vanity wash hand basin.

To the second floor there are two further rooms, both of which are utilised as a double bedroom with Velux room lights to the rear, and are servicing by an en-suite shower room. Completing the second floor accommodation is eves storage and a further walk in storage cupboard.

### Externally

To the front of the property electrically operated gates, give access to an expansive gravelled driveway, which in turn leads to the double garage and a further covered carport which is flanked by an area of lawn with tree planting. A paved pathway leads to the side of the property with further lawned area which leads around to the rear where a matching paved terrace is located to the immediate rear of the property.

Off to one side is the gym building which has bi-folding doors and a raised flower bed to the rear before the post and rail fence gives way to the open field beyond, which we understand is owned and maintained by The National Trust and is known to contain rare orchids.

### Location

The property is located in the village of Tolleshunt Knights, just 2 miles from the village of Tiptree, which serves as the local shopping facility and made famous throughout the World by Wilkin and Son's Jam and preserves factory. The property is also conveniently located to Tollesbury, and West Mersea, both of which are enjoyed by the sailing community.

The village of Kelvedon is located some 5 miles from the property with its access to the A12 truck road and mainline railway station providing a fast and frequent service to London Liverpool Street Station.

### Reception Hall

**Sitting Room**  
25'1" x 15'8" (7.65m x 4.78m)

**Dining Hall**  
23'10" x 12'10" (7.26m x 3.91m)

**Kitchen/Breakfast Room**  
13'9" x 12'4" (4.19m x 3.76m)

**Family Room/Study**  
16'3" x 10'4" (4.95m x 3.15m)

**Utility Room**  
10'10" x 10'4" max (3.30m x 3.15m max)

**Cloakroom**  
8'7" x 5'7" (2.62m x 1.70m)

### Galleried Landing

**Principle Bedroom Suite**  
18'2" x 16'0" (5.54m x 4.88m)

**Dressing Room**  
15'5" x 12'11" (4.70m x 3.94m)

**En-Suite**  
8'6" x 5'9" (2.59m x 1.75m)

**Guest Bedroom**  
15'10" x 14'5" (4.83m x 4.39m)

**En-Suite**

9'7" x 3'5" (2.92m x 1.04m)

**Bedroom Three**

13'9" x 12'4" (4.19m x 3.76m)

**Bedroom Four**

16'1" x 10'4" (4.90m x 3.15m)

**Bathroom**

10'9" x 10'3" (3.28m x 3.12m)

**Loft Bedroom**

16'1" x 10'2" (4.90m x 3.10m)

**Loft Bedroom**

18'6" max x 10'2" (5.64m max x 3.10m)

**Shower Room**

7'7" x 5'8" (2.31m x 1.73m)

**Services**

Council Tax Band - G

Local Authority - Maldon District Council

Tenure - Freehold

EPC - TBC

\*Mains Electric

\*Oil Central Heating Underfloor on ground and first floor, radiators on second floor.

\*Mains Water

\*Mains Drainage

Planning Applications in the Immediate Locality - Checked May 2025 - There are applications in the locality which add dormer and loft conversions however these properties cannot be seen from this home.

Construction Type - We understand the property to be of modern timber frame construction. The property does not have step free access to the property.

Broadband Availability - Ultrafast Broadband Available with speeds up to 1800mbps (details obtained from Ofcom Mobile and Broadband Checker) – May 2025.

Mobile Coverage - It is understood that the mobile phone service is available from O2, EE & Three (details obtained from Ofcom Mobile and Broadband Checker) - May 2025.

Flooding from Surface Water – Very Low Risk

Flooding from Rivers and Sea - Very Low Risk

Flooding from Reservoirs Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area

(details obtained from gov.uk long term flood risk search) - May 2025



**B·E** BAKER ESTATES  
ESSEX  
PROPERTY ADVISORS AND ESTATE AGENTS



**B·E** BAKER ESTATES  
ESSEX  
PROPERTY ADVISORS AND ESTATE AGENTS



**B·E** BAKER ESTATES  
ESSEX  
PROPERTY ADVISORS AND ESTATE AGENTS



**B·E** BAKER ESTATES  
ESSEX  
PROPERTY ADVISORS AND ESTATE AGENTS

GROUND FLOOR  
1877 sq.ft. (174.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>78</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.