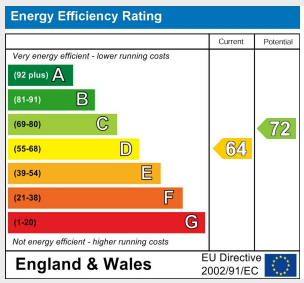
Paul Mason Associates

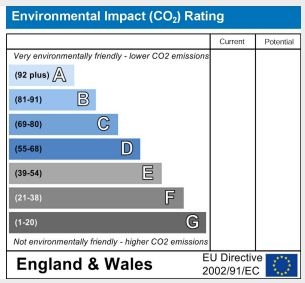


Burnham Road, Latchingdon, Essex, CM3 6HA

Guide price £800,000

- Approx. 1.2 acre plot
- Four/five bedroom detached house
- Well presented throughout
- En-suite to bedroom one plus family bathroom and ground floor WC
- In and out driveway parking
- Double Garage
- Numerous outbuildings including stable block
- Beautifully landscaped garden
- Village location
- EPC - D





Guide Price of £800,000 - £850,000....An impressive four-bedroom detached family home set within an expansive approx. 1.2-acre plot in the sought-after village of Latchingdon, Essex. Offering generous and versatile accommodation, extensive gardens, multiple outbuildings and excellent outdoor space, this property is ideally suited to families, home workers, hobbyists or those seeking a semi-rural lifestyle with substantial grounds.

The main house provides approximately 2,649 sq ft / 246 sq m of internal accommodation, with a further 693 sq ft / 64 sq m of outbuildings. The ground floor features a welcoming entrance hall, spacious sitting room, separate dining room, additional reception room, kitchen with utility area off, breakfast room and cloakroom. The layout offers excellent flexibility for family living, entertaining and working from home.

Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities, alongside a family bathroom and landing area. The remaining bedrooms offer excellent versatility for family use, guests or home working.

Externally, the property enjoys a standout plot of approximately 1.2 acres, with beautifully maintained and extensive lawned gardens, mature hedging and established planting that create a wonderful sense of privacy. The garden offers a variety of usable outdoor spaces, including patio and seating areas ideal for entertaining, large open lawns perfect for children, pets and recreation, and a charming pond with water feature, adding character and a peaceful focal point to the grounds. The size and layout of the plot also provide scope for gardening, outdoor hobbies or simply enjoying the generous semi-rural setting.

A major feature of the property is the range of useful outbuildings, including stables, hay store, workshop/tack room, office with additional room and WC. There is also a garage and in an out driveway to the front of the property.

ACCOMMODATION

GROUND FLOOR

Entrance Hall
5.33m x 3.18m (17'5" x 10'5")

Lounge
7.65m x 4.19m (25'1" x 13'8")

Dining Room
4.37m x 4.06m (14'4" x 13'3")

Reception Room Three
4.39m x 4.06m (14'4" x 13'3")

Cloakroom/WC

Utility Area

Kitchen
4.24m x 3.12m (13'10" x 10'2")

Breakfast Room
3.66m x 3.23m (12'0" x 10'7")

FIRST FLOOR

Landing
6.63m x 3.25m (21'9" x 10'7")

Bedroom One
6.35m x 4.39m (20'9" x 14'4")

En-Suite

Bathroom

Bedroom Two
4.24m x 4.52m (13'10" x 14'9")

Bedroom Three
4.29m x 3.28m (14'0" x 10'9")

Bedroom Four
4.19m x 3.00m (13'8" x 9'10")

EXTERIOR

Garage
5.72m x 5.51m (18'9" x 18'0")

Stable Block
Stable 1 - 2.87m x 2.84m
Stable 2 - 2.87m x 2.87m
Hay Store - 2.87m x 2.74m
Tack Room - 5.92m x 3.28m

Outbuilding
3.66m x 2.77m (12'0" x 9'1")
Room 1 - 3.05m x 2.77m
Room 2 - 3.05 x 2.77m
WC

Rear Garden

Frontage

Property Services
Gas - NA
Electric - Mains
Water - Mains
Drainage - Private System
Heating - Oil central heating
Local Authority - Maldon District Council

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Approx. Gross Internal Floor Area - 2649 Sq ft / 246 Sq M
Outbuildings - 693 Sq ft / 64 Sq M



For identification purposes only. Not to scale.

















Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

OFT Approved code

















Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

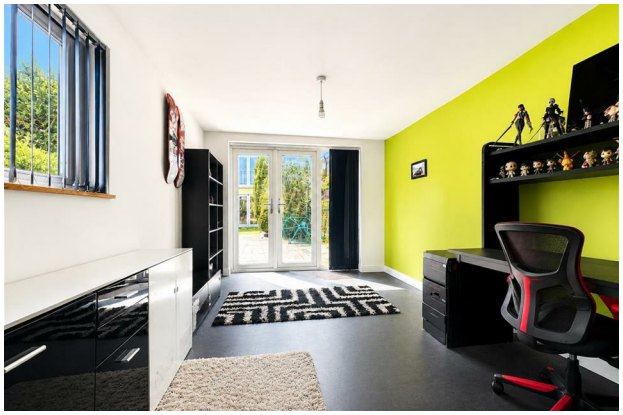
Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

OFT Approved code

















Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

OFT Approved code










Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

OFT Approved code