

Paul Mason Associates



Maldon Road, Latchingdon, Chelmsford, Essex, CM3 6LF  
£650,000 - £700,000

- Beautiful Character Property
- Versatile Layout
- Four Bedrooms
- Numerous Reception Rooms
- Utility Room
- En-Suite to Bedroom One
- Well Maintained Gardens
- Gated Driveway Parking
- Village Location
- EPC - D

Guide Price £650,000 - £700,000..... A substantial, must see, highly versatile character home, set within a generous wraparound plot and offering an impressive balance of period charm, modern comfort and flexible accommodation.

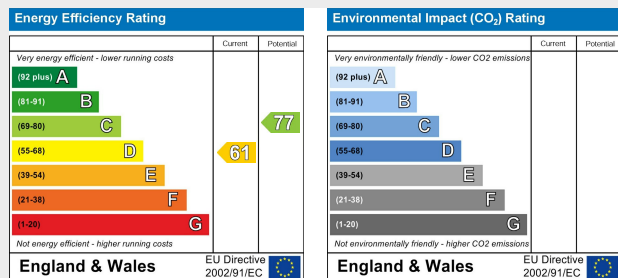
The property boasts a wealth of character features throughout, including attractive exposed brickwork, feature fireplaces, decorative ceiling beams, sash-style windows, traditional proportions and characterful black iron entrance gates. These details sit comfortably alongside modern improvements, most notably the sleek fitted kitchen/breakfast room with contemporary units, integrated appliances and generous worktop space.

The accommodation is arranged over two floors, with a particularly flexible ground floor layout. There are several well-proportioned reception rooms, including a sitting room, dining room, lounge, study, library and rear hallway/bar area, offering excellent scope for entertaining, home working, multi-generational living or adapting the space to suit individual needs. A bright conservatory provides an additional relaxed living space overlooking the gardens.

The bedroom accommodation is equally adaptable, with four bedrooms shown on the floorplan. Three bedrooms are located on the ground floor and are served by the ground floor bathroom, while bedroom one occupies the first floor and benefits from its own en-suite shower room. This arrangement could suit a variety of lifestyles, including guests, older children, dependent relatives or buyers seeking ground floor bedroom options.

Externally, the property enjoys a good-size plot wrapping around the house, with established lawns, planted borders and patio areas. Gated driveway parking, accessed via characterful black iron gates, creates a strong sense of privacy and arrival.

Overall, this is a distinctive and spacious home offering character, versatility, generous room sizes, a modern kitchen, excellent outside space and the added advantage of being unlisted.



## Location

Latchingdon is a village located in the Dengie Peninsular with the closest towns, Maldon, Burnham-On-Crouch and South Woodham Ferrers all being within 7 miles away and Chelmsford approximately 14 miles. The village itself homes less than 1200 residents according to the 2021 census. The village benefits from a number of amenities including a 24 hour petrol garage, shops, post office, public house, primary school, diner and motel, bowls club, playing field and a village hall and church which both hold events. There are plenty of countryside footpaths providing scenic walks around the village.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

4.8m x 3.0m max (15'8" x 9'10" max)

#### Cloakroom/WC

#### Sitting Room

5.2m x 3.3m recess (17'0" x 10'9" recess)

#### Utility Room

2.4m x 1.8m (7'10" x 5'10")

#### Dining Room

4.6m x 2.7m (15'1" x 8'10")

#### Library

2.6m x 1.9m (8'6" x 6'2")

#### Study

2.5m x 1.8m (8'2" x 5'10")

#### Lounge

4.5m x 4.2m (14'9" x 13'9")

#### Kitchen

4.3m x 3.9m max (14'1" x 12'9" max)

#### Conservatory

5.1m x 4.8m max (16'8" x 15'8" max)

#### Rear Hallway/Bar

6.3m x 2.8m (20'8" x 9'2")

#### Bedroom Two

4.5m x 3.0m (14'9" x 9'10")

#### Bedroom Four

3.6m x 3.0m (11'9" x 9'10")

#### Bathroom

### FIRST FLOOR

#### Bedroom One

5.7m x 3.0m (18'8" x 9'10")

#### En-Suite

#### Bedroom Three

3.6m x 3.0m (11'9" x 9'10")

### EXTERIOR

#### Frontage

#### Rear Garden

## Property Services

Gas -

Electric - Mains

Water - Mains

Drainage - Mains

Heating -

Local Authority -

## 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.



**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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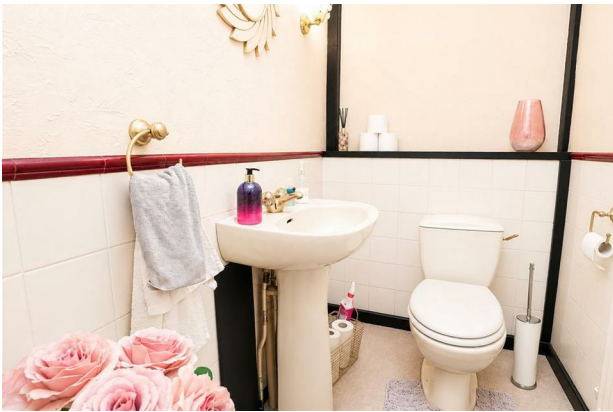
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