



Queenborough Road, Southminster

CM0 7AD

CURTIS O'BOYLE

Sales & Lettings



Queenborough Road, Southminster CMO 7AD

The Old Charge Room – Three Bedroom Historic Home

A truly unique three bedroom home retaining original police cell features, forming part of the historic Grade II listed former Southminster Police House development.

The Old Charge Room offers a rare opportunity to rent a home with a fascinating history and an exceptionally individual character. Originally constructed in 1901 as part of Southminster's former police station complex, designed by Essex County Architect Frank Whitmore, the building retains important historic features including original cell walls and doors.

The property has been thoughtfully converted to provide contemporary accommodation whilst retaining many of the distinctive features of its former use.

An entrance hall leads to the principal bedroom, with access into the main hallway where original tiled features provide an interesting reminder of the building's history. The hallway leads to the accommodation and the original cell areas.

The open plan kitchen/diner provides an excellent central living space, with a modern fitted kitchen and French doors opening onto a courtyard. The kitchen area incorporates some of the original tiled cell features, adding to the character of this unusual home.

The utility room and bathroom, together with two further bedrooms, have been converted from the former police cells. Two of these rooms retain their original cell doors, providing a fascinating and distinctive feature.

To the rear of the property is a separate living room with feature exposed brick wall and French doors opening onto the lawned garden area.

Outside, the property benefits from a shingle driveway to the front providing parking and an EV charging point. To the rear is a lawned garden area, together with the courtyard accessed from the kitchen/diner.

The Old Charge Room is undoubtedly one of the most individual properties within this unique development, offering the opportunity to live within a historic former police station whilst enjoying modern living accommodation.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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