

West Chase, Maldon , Essex CM9 6HN
Guide price £900,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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BEING SOLD with NO ONWARD CHAIN this BEAUTIFULLY INDIVIDUAL SELF BUILD DETACHED HOME OFFERING CHARACTER, SPACE AND VERSATILITY.

This distinctive and beautifully individual designed by a local architect, detached home offers a wonderful blend of character with an oak frame from oak wrights and a rheinzinc roof. Occupying an attractive setting, the property boasts an array of striking architectural features, including exposed timber beams, vaulted ceilings and an abundance of natural light, creating a real sense of space and individuality throughout.

The ground floor is centred around an impressive open-plan kitchen/dining area making this a fantastic area for both everyday living and entertaining. A separate utility room, a living room, an additional bedroom and a separate shower room, offering excellent flexibility for guests, extended family or those seeking ground-floor accommodation.

The impressive sitting room is undoubtedly one of the property's standout features, enjoying a spectacular vaulted ceiling with exposed timber framework and extensive glazing overlooking the surrounding greenery. Adding further character and versatility is the mezzanine level, which overlooks the sitting room below and provides an additional area that could lend itself to a variety of uses, whether as a home office, reading area or additional relaxation space. The first and second floors provide four further bedrooms, together with a family bathroom.

Externally, the property continues to impress, with an extensive block-paved driveway providing generous off-road parking and a detached double garage.







Entrance Lobby
Entrance to the house is via solid timber double entrance doors, limestone flooring, under floor heating, solid oak staircase leading to the first floor.

Living Room 15'7 x 14'11 (4.75m x 4.55m)
Exposed beams, corner picture double glazed window, further double glazed windows, underfloor heating. Opens through to;

Kitchen/Diner 26'4 x 14'7 (8.03m x 4.45m)
Kitchen Area comprises of a range of wall and base units, work top surfaces, stainless steel sink with drainer, integrated dishwasher and fridge/freezer. Space for 'range' style cooker, double glazed window, breakfast bar, limestone tiled flooring with underfloor heating.

Dining Area comprises of double glazed side window, exposed beams, limestone tiled flooring with underfloor heating. Double doors leading out the garden with picture windows to either side.

Utility 7'9 x 8' (2.36m x 2.44m)
Work top surface with storage cupboard beneath, space for washing machine & tumble dryer. Double glazed window, side door leading out to the garden. Built in pantry and storage cupboard.

Ground Floor Shower Room
Shower cubicle with wall mounted shower unit, low level wc, wash basin with vanity storage cupboard. Double glazed window, extractor fan.

Ground Floor Bedroom Four 11'9 x 11'6 (3.58m x 3.51m)
Exposed beams, double glazed window, underfloor heating.

First Floor
Solid oak stair case leading to the ground and second floor.

Sitting Room 15'8 x 14'10 (4.78m x 4.52m)
Exposed beams, double glazed window. Double glazed picture windows with door leading out to a balcony which has some fantastic views over Maldon and our to the estuary. Wood burning stove and radiator.

Bedroom One 14'9 x 10'11 (4.50m x 3.33m)
Exposed beams, radiator, double doors leading out to a balcony.

Bedroom Two 13'8 x 11'1 (4.17m x 3.38m)
Exposed beams, double glazed window, radiator.

Bedroom Three 12'1 x 11'6 (3.68m x 3.51m)
Exposed beams, double glazed window, radiator.

Bathroom
Bath tub with separate shower cubicle and wall mounted shower unit, wash basin, radiator, double glazed windows.

WC
Low level wc, double glazed window, hand wash basin.

Second Floor
Eaves storage.

Bedroom Five 19'1 x 16'2 (5.82m x 4.93m)
Exposed beams, velux style windows, eaves storage cupboard. Door to;

En Suite Bathroom
Bath with shower attachment, wash basin, low level wc, radiator, window and extractor.

Mezzanine Room 15'5 x 14'10 (4.70m x 4.52m)
Overlooking the first floor sitting room with exposed beams and velux style windows.

Outside

Garden
Laid to lawn with border trees, patio seating area. Side access.

Detached Double Garage 18'3 x 16'6 (5.56m x 5.03m)
Hinged door, power and lighting connected.

Frontage
Driveway parking for 4/5 cars.

Property Information
Tenure: Freehold
Council Tax Band: G
EPC Rating: C

Agents Note, Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

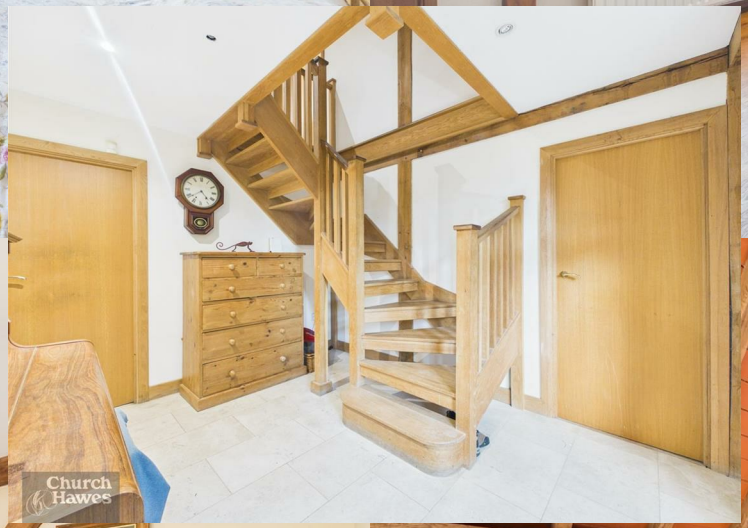
These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.


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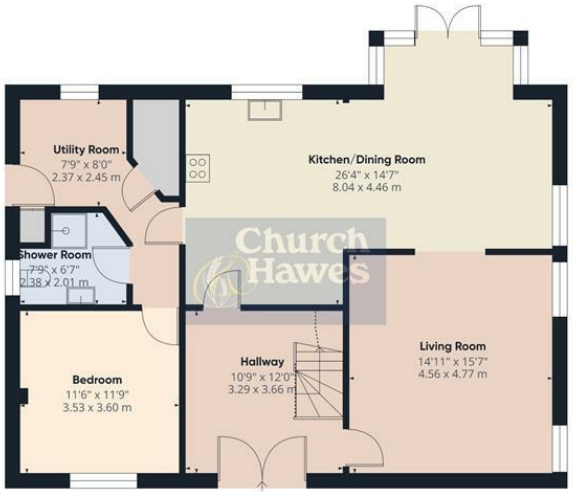



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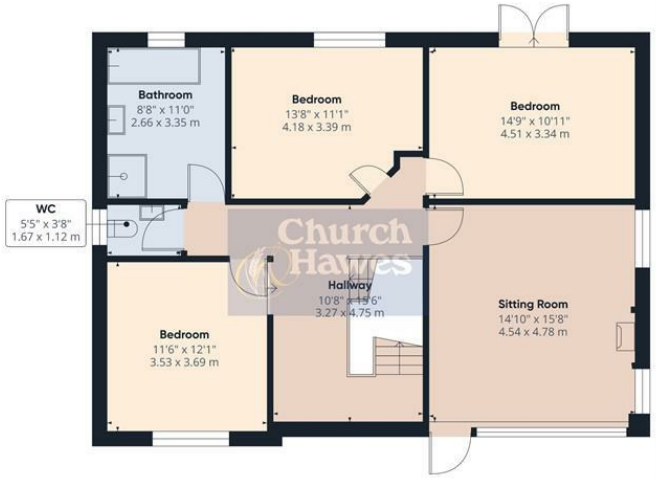




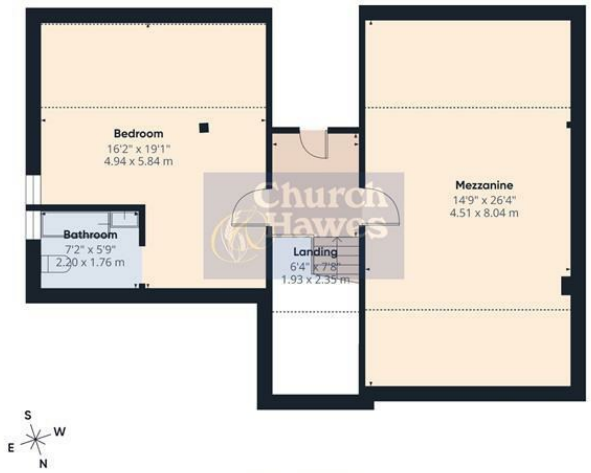

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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area(1)

2759 ft²

256.1 m²

Reduced headroom

288 ft²

26.8 m²

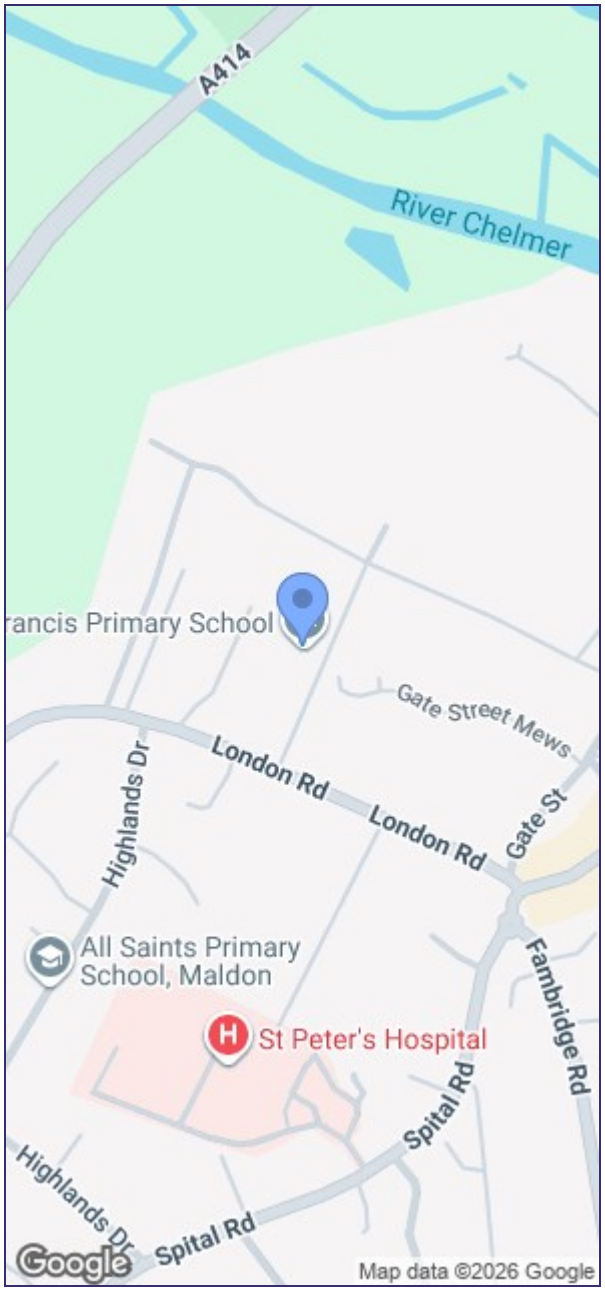
(1) Excluding balconies and terraces

Reduced headroom

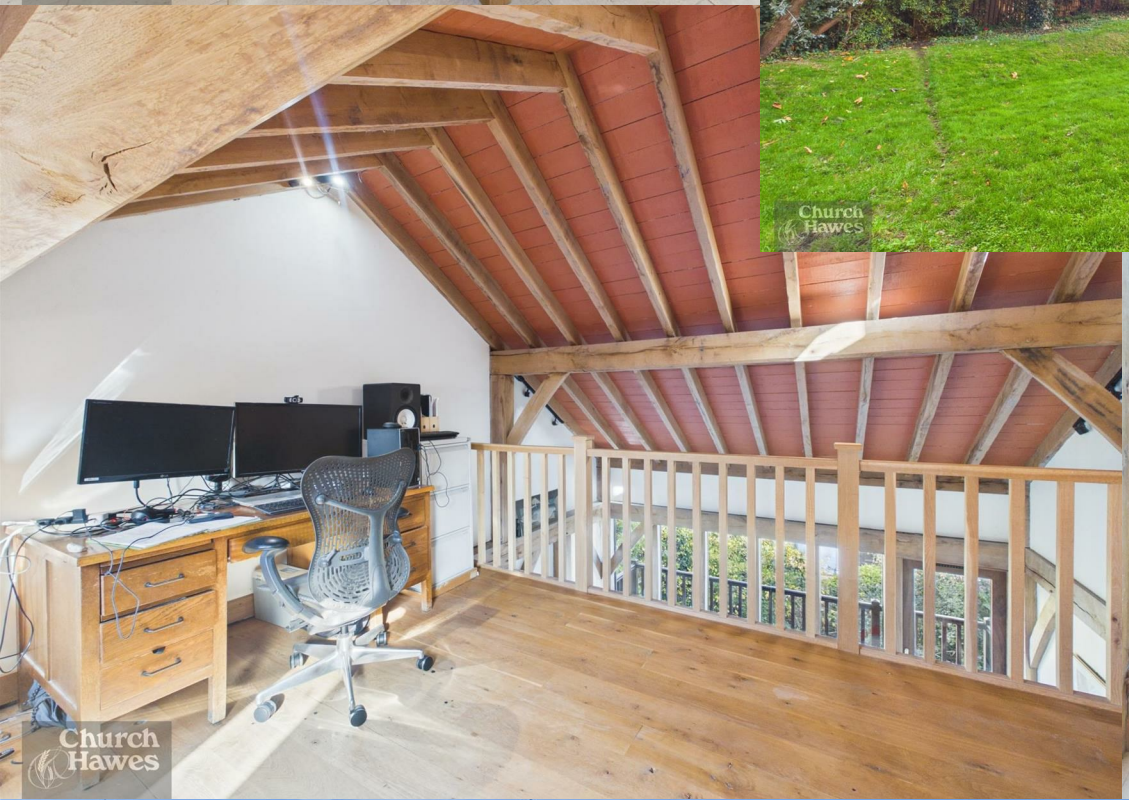
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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