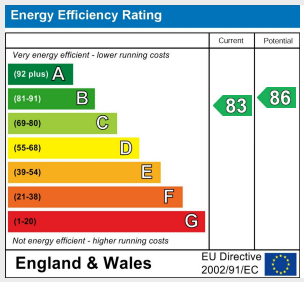
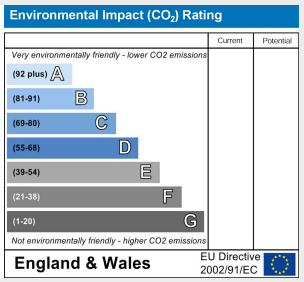
Paul Mason Associates

Esplanade, Mayland, Chelmsford, CM3 6AW

Offers in excess of £800,000

- Exceptional four-bedroom detached home with breathtaking River Blackwater views.
- Flexible layout with potential for an impressive 'upside-down' living design
- Large reception room opening into a spacious kitchen/dining room
- Two family bathrooms and a separate utility area
- Four double bedrooms, two with en-suite shower rooms and dressing facilities
- Spectacular top-floor suite with two dressing rooms and approved dormer planning (Ref: 26/00022/HOUSE).
- Beautifully maintained rear garden with decking and a second garage.
- Integral garage, extensive driveway and parking for multiple vehicles
- Includes a private parcel of land opposite the property, extending towards the River Blackwater
- EPC - B





NO ONWARD CHAIN.....Positioned in one of Mayland's most enviable waterfront settings, this exceptional four-bedroom detached residence enjoys uninterrupted views across the River Blackwater. Offering an outstanding level of versatility, the home has been thoughtfully designed to make the very most of its surroundings.

The current layout offers incredible flexibility, with the option to create a stunning 'upside-down' home, allowing the principal living accommodation to fully embrace the river views. The ground floor currently comprises two generous double bedrooms, one benefitting from fitted wardrobes, alongside a substantial reception room that flows seamlessly into the spacious kitchen/dining room, offering excellent storage. A three-piece family bathroom and separate utility room complete this level. The first floor hosts two further beautifully proportioned bedrooms, both enjoying their own en-suite shower rooms. One bedroom benefits from an impressive dressing room, whilst the other features fitted wardrobes.

A small staircase leads an extraordinary top-floor suite complete with two dressing rooms and a bathroom with his-and-hers wash basins. This space offers endless possibilities with planning permission already been granted for a dormer (Ref: 26/00022/HOUSE), further enhancing its potential.

Outside, the beautifully maintained rear garden is predominantly laid to lawn with attractive decking leading to a second garage/workshop with an electric up-and-over door, while the integral garage to the front and expansive driveway provides parking for numerous vehicles. A truly unique addition is the parcel of land directly opposite the property, extending towards the River Blackwater, allowing you to own a piece of this remarkable waterfront setting.

Rarely does a home combine such exceptional versatility and truly captivating views, making this one of Mayland's most exclusive lifestyle opportunities.

Location

The property is located in the popular waterside village of Mayland, part of the Dengie Peninsular which is just off the coast of the River Blackwater providing views over Osea Island and Heybridge Basin. The village also has an idyllic nature reserve which is home to lots of wildlife. The village boasts many amenities including a large recreational ground with football pitches, tennis courts, and play equipment for children. There are two public houses/restaurants, two sailing clubs, doctors and a primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Reception Room
5.71m x 5.46m (18'8" x 17'10")

Kitchen/Diner
5.71m x 3.73m (18'8" x 12'2")

Bedroom
4.57m 3.45m (14'11" 11'3")

Bedroom
4.6m x 3.76m (15'1" x 12'4")

Shower Room

Utility Room
5.16m x 2.67m (16'11" x 8'9")

Integral Garage
5.89m x 5.28m (19'3" x 17'3")

FIRST FLOOR

Landing

Bedroom
5.18m x 3.48m (16'11" x 11'5")

Dressing Room

En-Suite

Bedroom
3.56m x 2.97m (11'8" x 9'8")

En-Suite

Principal Bedroom/Reception Room
5.71m x 4.42m (18'8" x 14'6")

Dressing Room

En-Suite

Dressing Room

Storage

EXTERIOR

Frontage

Rear Garden

Outbuilding

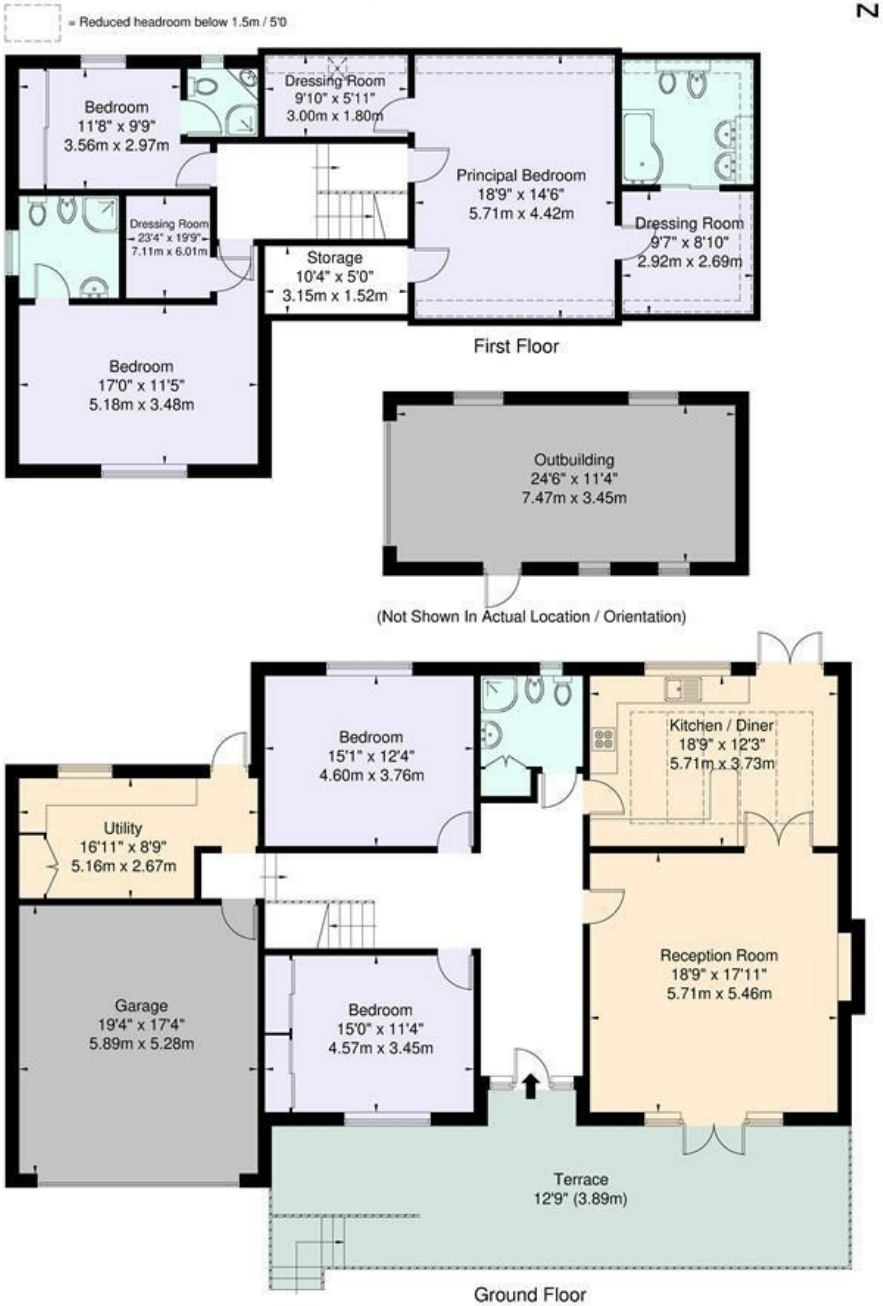
Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas Central Heating
Local Authority - Maldon Council

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.

Ankerdine Lodge, Esplanade Mayland, Chelmsford, CM3 6AW

Approximate Gross Internal Area = 274.0 sq m / 2949 sq ft
Outbuilding = 25.7 sq m / 277 sq ft
Total = 299.7 sq m / 3226 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let

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

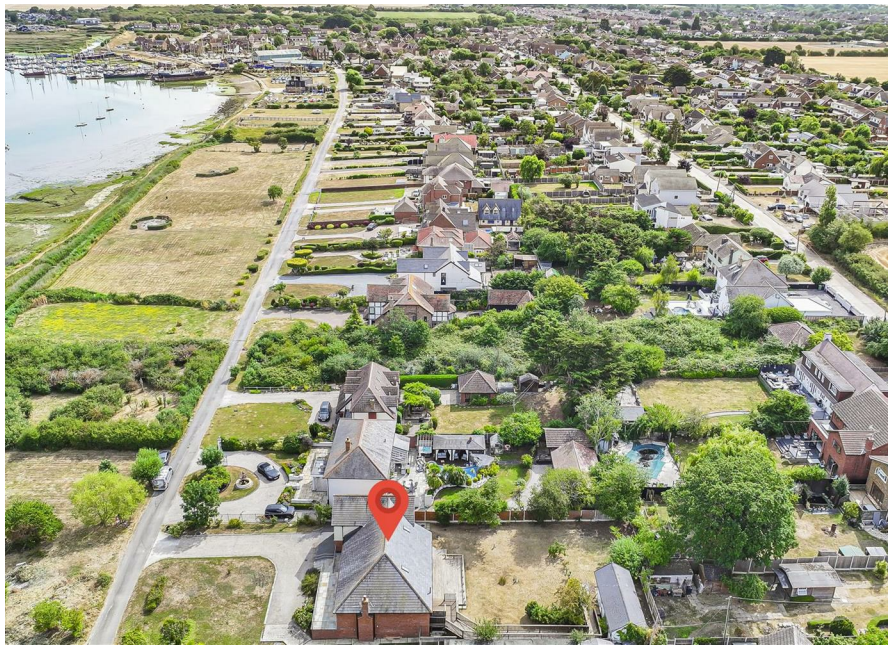
Sales | Lettings | Development | Investment

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