



Church  
2 Fish Street, Goldhanger , Essex CM9 8AT  
Guide price £800,000

**Church & Hawes**

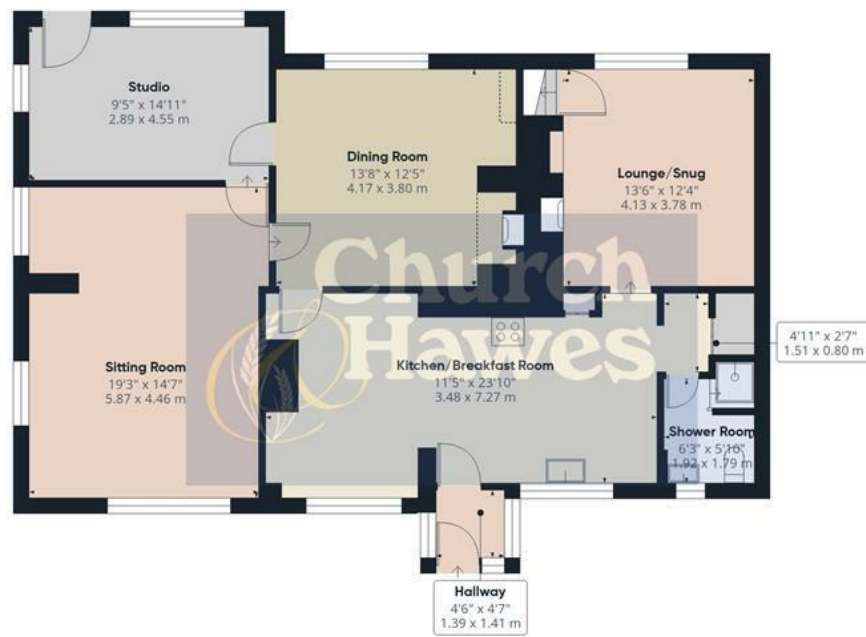
Est. 1977

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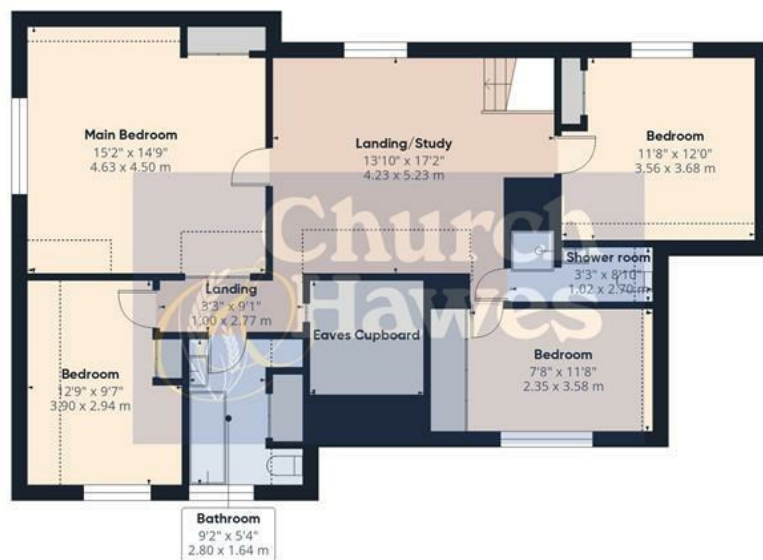
Nestled in the picturesque village of Goldhanger and dating back to the 18th Century this exquisite four-bedroom, semi-detached Grade II listed house presents a rare opportunity to acquire a home of significant character and charm that is within walking distance of river walks. The property seamlessly blends historical elegance with comfortable modern living, making it an ideal residence for families or those seeking a tranquil village lifestyle.

The property features a spacious sitting room and an elegant dining room with inglenook style fireplace. For more relaxed moments, the lounge/snug offers a cosy retreat, while a dedicated studio/office provides a versatile space, perfect for remote working, creative pursuits, or as an additional recreational area. The heart of this home is undoubtedly the well-appointed Kitchen/breakfast room which opens to the rear garden. One of the most captivating features of this Grade II listed home is its stunning west facing 104'/32m rear garden. Beautifully maintained, it offers a serene outdoor oasis, perfect for alfresco dining, gardening, or simply relaxing amidst nature. The garden provides a picturesque backdrop to the property, enhancing its overall appeal and offering a private escape from the everyday. Further enhancing this exceptional property is a good sized detached garage, providing secure parking and additional storage solutions. The Grade II listing and conservation area ensures the preservation of its unique architectural heritage.

Goldhanger itself is a highly sought-after village, known for its scenic beauty, friendly community, and convenient access to local amenities and transport links. This property offers the best of village life, with the added benefit of being within easy reach of larger towns and cities. This beautiful semi-detached home truly represents a unique opportunity to own a piece of Essex history, offering a blend of elegance, comfort, and a desirable location. Council Tax Band D. EPC Exempt



Floor 0 Building 1



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**Approximate total area<sup>(1)</sup>**  
 2121 ft<sup>2</sup>  
 197.1 m<sup>2</sup>

**Reduced headroom**  
 200 ft<sup>2</sup>  
 18.6 m<sup>2</sup>

(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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**Main Bedroom 15'2 x 14'9 (4.62m x 4.50m)**  
Window to side, radiator. Two built in double wardrobes.

**Bedroom 2 12' x 11'8 (3.66m x 3.56m)**  
Window, radiator. Built in wardrobe.

**Bedroom 3 11'8 x 7'8 (3.56m x 2.34m)**  
Window, radiator, Two double wardrobes.

**Bedroom 4 12'9 x 9'7 (3.89m x 2.92m)**  
Window overlooking the rear garden, radiator. Single wardrobe, dressing table with two cupboards and storage cupboard.

**Bathroom**  
Window, two towel radiators. Three piece white suite with wc, wash hand basin with mixer tap and vanity cabinet, bath with mixer tap. Set of drawers.

**Shower Room**  
Three piece white suite comprising of wc, wash hand basin with mixer tap and shower cubicle.

**Landing**  
Window, radiator. some exposed studwork to walls with a fascinating internal period window, linen cupboard and eaves storage cupboard. Doors to bedrooms, bathroom and shower room. Stairs down to.

**Studio 14'11 x 9'5 (4.55m x 2.87m)**  
Entrance door, dual aspect with large window to front and window to side, radiator. Tiled to floor and exposed beams. Door to dining room and sitting room.

**Dining room 13'8 x 12'5 (4.17m x 3.78m)**  
This delightful room offers a window to front and a inglenook brick fire (not used) wooden flooring. Door to sitting room.

**Sitting room 19'3 x 14'7 (5.87m x 4.45m)**  
Dual aspect with windows overlooking the rear garden and to side, two radiators, fire surround with fire grate. Door to studio and dining room.

**Lounge/Snug 13'6 x 12'4 (4.11m x 3.76m)**  
This cozy room incorporates a brick fire place to one wall with wood burner, window, radiator. Stairs to first floor.

**Kitchen/Breakfast Room 23'10 x 11'5 (7.26m x 3.48m)**  
Two windows over looking the rear garden, radiator. White gloss base and wall cabinets with two integrated AEG ovens, induction hob and extractor fan. Space for dish washer and washing machine. Sinks set into work surface, space for fridge freezer and larder style cupboard. Door to rear porch that leads to the patio area and through to shower/cloakroom and door to lounge/snug.

**Shower/Cloakroom**  
Window, wc and wash hand basin set into wall cabinets and shower cubicle.

**West Facing Rear Garden 104' x 55' (31.70m x 16.76m)**  
This stunning WEST facing garden has been well cared for by the current owners for many years. The garden starts at the patio which leads via a pathway to the end of the garden with many shrub and flower borders, there is a greenhouse, shed and summer house along with a pergola. The garden also offers lawned areas, outside tap and access to the garage and side onto the driveway which leads to the frontage.

**Large Garage 31'7 x 9'9 (9.63m x 2.97m)**  
The garage offers double doors and power and lighting and a personal door to the garden.

**Driveway Parking**  
Parking on the driveway for two/three vehicles

**Goldhanger**  
The village lies on the north bank of the Blackwater Estuary only 5 miles from Maldon. The Village Hall went through refurbishment in 2019, traditional village pub The Chequers, along with a photogenic church, and some beautiful scenic walks in the stunning surrounding countryside and along the sea-wall.

The village sign depicts the iron plough - invented by William Bentall, a First World War aeroplane from Goldhanger Airfield, Thames Barges which are so iconic in this part of the world, and St. Peters Church. The border flowers are the Marigolds from where Goldhanger gets its name.

Goldhanger's location also makes it an excellent base for

exploring the wider Essex region. Nearby towns like Maldon, with its historic quay and famous Thames barges, are just a short drive away, offering additional shopping, dining, and cultural experiences.

**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.

**MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:** Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of CREDAS an online verification company so as to ensure the required compliance and satisfy customer due diligence.

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