

CURTIS O'BOYLE

Sales & Lettings

Sheepcotes Lane, Southminster

CM0 7AF



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The Superintendent's House – Impressive Four Bedroom Detached House

An impressive four bedroom detached house forming part of the historic Grade II listed former Southminster Police House development, offering spacious accommodation, front gardens, courtyard and parking with EV charging.

The Superintendent's House presents a unique opportunity to rent a character home within this historic development, originally constructed in 1901 to the designs of Essex County Architect Frank Whitmore. The former police station complex is recognised for its architectural and historic interest, comprising the original police station, magistrates' court, police residences and detached coach house.

The house itself formed part of the original police residential accommodation, and the historic listing identifies the Superintendent's House as a two-storey building with its own distinct residential layout. The original plan form and a number of historic features, including the staircase, door surrounds and doors, are noted as surviving elements of the building.

This impressive home offers a generous layout arranged over two floors, with accommodation including a living room, separate dining room and fitted kitchen with adjoining scullery.

The entrance hall leads through the house to a further side door opening onto the courtyard. The ground floor also provides a shower room, while the first floor offers four bedrooms, a family bathroom and a useful utility room with plumbing for a washing machine.

The fitted kitchen has a scullery adjoining, providing additional useful space and plumbing for a dishwasher.

Outside, the property benefits from a courtyard with a brick-built store, a gate leading to the shingled driveway and an EV charging point. There is also a lawned garden extending to the front and side of the house.

The Superintendent's House combines the character and history of an original police residence with the convenience of a modern four bedroom home, offering an exceptional rental opportunity within this unique Southminster development.

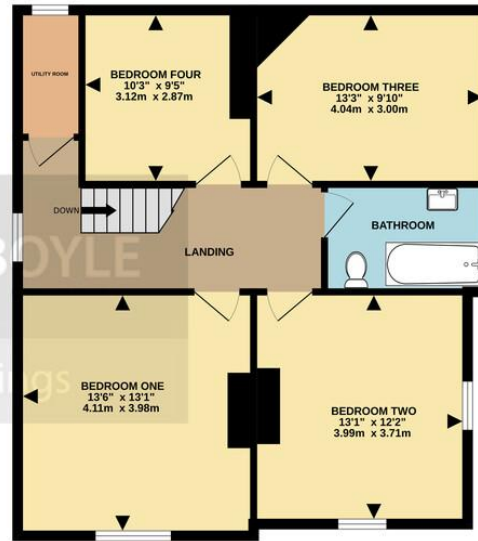


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 1426 sq.ft. (132.5 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		71 C
55-68	D	66 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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