

Hall Road, Asheldham, CM0 7JF

Guide price £1,300,000

- Detached Manor House Approx. 4,700 sq ft
- One Bed Annex
- Stunning Character Property with Period Features
- Picturesque Countryside Views
- Eight Double Bedrooms
- Four Bathrooms
- Four Reception rooms
- Plot Approaching 1.9 Acres (STLS)
- Generous and Secluded Frontage
- In & Out Drivway & Detached Garage

This characterful 11th century grade II listed manor house with accommodation approaching 4700 sq ft is situated in the semi-rural village of Asheldham and boasts a wealth of charm with exposed beams, studwork and brickwork as well as feature fireplaces and decorative panelling.
The accommodation is spread over four floors including a cellar. The ground floor commences a sun room, reception hall with doors to the drawing room with original panelling and open brick fireplace, sitting room with authentic bay window, dining room leading into the kitchen, a separate utility room and cloak room.

The first floor landing provides access to five of the eight bedrooms, with bedroom one measuring a generous 22’8” x 15’5” and bedroom three benefitting from an en-suite bathroom. The first floor also benefits from a family bathroom and separate shower room and WC.
To the third floor, there is a landing with access to an additional bathroom for the remaining three bedrooms.

There is also a ground floor self contained annex with private access via its own entrance door which provides an additional kitchen, bathroom, bedroom and lounge.

Externally the property is approached by a large driveway and has parking for numerous vehicles and a detached garage to the side. The well-maintained grounds surrounding the property are approximately 1.9 acres, mainly laid to lawn with various trees and shrubs, as well as a paved patio seating area to enjoy overlooking the idyllic setting.

Surrounding Areas and Amenities
Just a short drive from Asheldham is the larger village of Southminster, around 3 miles to the north. Southminster provides essential amenities such as a small supermarket, post office, pubs, and a train station, which connects residents to London Liverpool Street in about an hour and a quarter - perfect for commuters who work in the city but crave countryside living. Southminster is also home to several local schools, making it convenient for families with childre

ACCOMMODATION

GROUND FLOOR

Garden Room
7.06m x 3.10m (23'2" x 10'2")

Reception Hall

Drawing Room
6.91m x 4.50m (22'8" x 14'9")

Sitting Room
6.57m x 5.08m (21'6" x 16'7")

Dining Room
4.23m x 4.64m (13'10" x 15'2")

Kitchen
5.25m x 5.05m (17'2" x 16'6")

Utility Room

Cloakroom

Cellar
6.91m x 4.44m (22'8" x 14'6")

FIRST FLOOR

Landing

Bedroom One
6.90m x 4.70m (22'7" x 15'5")

Bedroom Two
4.92m x 4.71m (16'1" x 15'5")

Bedroom Three
4.68m x 2.99m (15'4" x 9'9")

En-Suite

Bedroom Four
3.99m x 2.46m (13'1" x 8'0")

Bedroom Five
3.94m x 2.53m (12'11" x 8'3")

Family Bathroom

Shower Room

SECOND FLOOR

Landing

Bathroom

Bedroom Six
5.14m x 4.74m (16'10" x 15'6")

Bedroom Seven
4.00m x 3.26m (13'1" x 10'8")

Cinema Room/Bedroom Eight
4.76m x 2.71m (15'7" x 8'10")

ANNEX

Annex Bedroom
3.79m x 3.14m (12'5" x 10'3")

Annex Lounge
3.96m x 2.85m (12'11" x 9'4")

Annex Bathroom

Annex Cloakroom

Annex Kitchen
4.34m x 1.98m (14'2" x 6'5")

EXTERIOR

Gardens

In & Out Driveway

Frontage

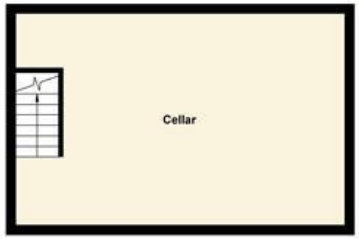
Detached Garage

Property Services
Gas - N/A
Electric - Mains
Water - Mains
Drainage - Private Drainage
Heating - Oil Central Heating
Local Authority - Maldon District Council

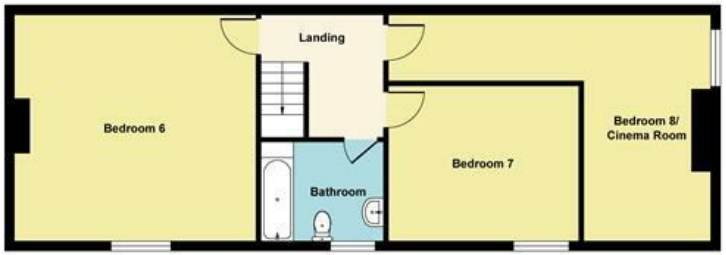
Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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.

Paul Mason Associates



Cellar



Second Floor





Ground Floor



First Floor

Produced by Elements Property

















Paul Mason Associates

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