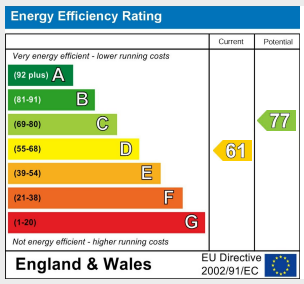
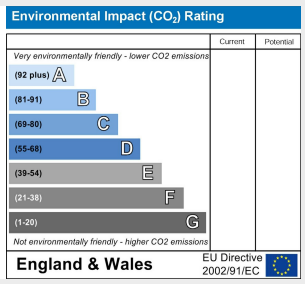


Maldon Road, Latchingdon, Essex, CM3 6LF

Guide price £650,000 - £700,000

- Beautiful Character Property
- Versatile Layout
- Four Bedrooms
- Numerous Reception Rooms
- Utility Room
- En-Suite to Bedroom One
- Well Maintained Gardens
- Gated Driveway Parking
- Village Location
- EPC - D





Guide Price £650,000 - £700,000..... A substantial, must see, highly versatile character home, set within a generous wraparound plot and offering an impressive balance of period charm, modern comfort and flexible accommodation.

The property boasts a wealth of character features throughout, including attractive exposed brickwork, feature fireplaces, decorative ceiling beams, sash-style windows, traditional proportions and characterful black iron entrance gates. These details sit comfortably alongside modern improvements, most notably the sleek fitted kitchen/breakfast room with contemporary units, integrated appliances and generous worktop space.

The accommodation is arranged over two floors, with a particularly flexible ground floor layout. There are several well-proportioned reception rooms, including a sitting room, dining room, lounge, study, library and rear hallway/bar area, offering excellent scope for entertaining, home working or multi-generational living. A bright conservatory provides an additional relaxed living space overlooking the gardens.

The bedroom accommodation is equally adaptable, with four bedrooms shown on the floorplan. Two bedrooms are located on the ground floor and are served by the ground floor bathroom, there are two futher bedrooms to the first floor, with bedroom one benefitting from its own en-suite shower room. This arrangement could suit a variety of lifestyles, including guests, older children, dependent relatives or buyers seeking ground floor bedroom options.

Externally, the property enjoys a good-size plot wrapping around the house, with established lawns, planted borders and patio areas. Gated driveway parking, accessed via characterful black iron gates, creates a strong sense of privacy and arrival.

Overall, this is a distinctive and spacious home offering character, versatility, generous room sizes, a modern kitchen, excellent outside space and the added advantage of being unlisted.

Location

Latchingdon is a popular village situated on the picturesque Dengie Peninsula in Essex, offering an attractive combination of rural living and convenient access to nearby towns. Surrounded by open countryside, the village enjoys a peaceful setting whilst remaining within approximately seven miles of Maldon, Burnham-on-Crouch and South Woodham Ferrers, with Chelmsford approximately 14 miles away.

The village benefits from a good range of everyday amenities, including a convenience store, Post Office, 24-hour petrol station, traditional public house, diner, motel and Latchingdon Church of England Primary School. There is also a village hall, church, bowls club and recreational playing fields, with various clubs and community events taking place throughout the year.

For those who enjoy the outdoors, Latchingdon is surrounded by attractive countryside, with numerous public footpaths offering scenic walks through the surrounding farmland. The wider Dengie Peninsula is also renowned for its charming villages, coastal scenery and opportunities for walking, cycling and sailing.

Latchingdon is well positioned for access to the nearby towns of Maldon, South Woodham Ferrers and Chelmsford, all offering a wider range of shopping, schooling and leisure facilities. Railway stations at Althorne and North Fambridge provide connections towards London Liverpool Street via Wickford, making the village a practical choice for commuters.

Combining village charm, local amenities and beautiful countryside surroundings, Latchingdon offers an appealing lifestyle for families, professionals and those seeking a quieter pace of life.

ACCOMMODATION

GROUND FLOOR

Entrance Hall
4.8m x 3.0m max (15'8" x 9'10" max)

Cloakroom/WC

Sitting Room
5.2m x 3.3m recess (17'0" x 10'9" recess)

Utility Room
2.4m x 1.8m (7'10" x 5'10")

Dining Room
4.6m x 2.7m (15'1" x 8'10")

Library
2.6m x 1.9m (8'6" x 6'2")

Study
2.5m x 1.8m (8'2" x 5'10")

Lounge
4.5m x 4.2m (14'9" x 13'9")

Kitchen
4.3m x 3.9m max (14'1" x 12'9" max)

Conservatory
5.1m x 4.8m max (16'8" x 15'8" max)

Rear Hallway/Bar
6.3m x 2.8m (20'8" x 9'2")

Bedroom Two
4.5m x 3.0m (14'9" x 9'10")

Bedroom Four
3.6m x 3.0m (11'9" x 9'10")

Bathroom

FIRST FLOOR

Bedroom One
5.7m x 3.0m (18'8" x 9'10")

En-Suite

Bedroom Three
3.6m x 3.0m (11'9" x 9'10")

EXTERIOR

Frontage

Rear Garden

Property Services
Gas -
Electric - Mains
Water - Mains
Drainage - Mains
Heating -
Local Authority -

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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

















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The Property Ombudsman SALES

OFT Approved code

















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