

Paul Mason Associates



Station Road, Cold Norton, CM3 6HX

£1,200,000

- Opportunity for further extension and development adding value
- Prestigious five bedroom detached house on approximate 1 acre plot
- Highly desirable village of Cold Norton in sought after location
- Generous gated driveway providing extensive off road parking
- Substantial sized mature garden
- Spacious and well presented throughout
- Open plan kitchen/dining/family room
- Utility room
- Large ensuite and dressing room to the lavish bedroom one
- Two further four-piece family bathroom suits and a downstairs wet room

This prestigious detached residence is set behind gated access, with a generous gravel driveway, attached garage and smart modern exterior. Occupying an expansive plot of approximately 1 acre, the property enjoys landscaped grounds, excellent privacy and superb outdoor space.

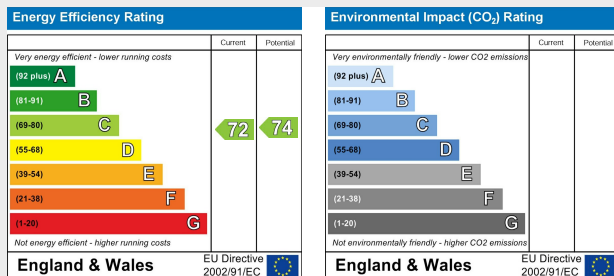
The ground floor centres around an impressive open-plan kitchen/reception/dining room, combining a large fitted kitchen with integrated appliances, central island, dining area and relaxed seating space with a feature wood-burning stove and garden access. A striking entrance hall, office, utility room, shower room/WC and access to the integral garage complete the ground floor, with the garage also benefiting from storage accessed by a fitted staircase.

Across the first and second floors are five double bedrooms, including a lavish principal bedroom with French doors overlooking the rear garden, large en-suite shower room and dressing room. The remaining bedrooms are served by two four-piece bathroom suites, and downstairs wet room, making the layout ideal for family living or guest accommodation.

Externally, the property is set within expansive, beautifully maintained grounds, with sweeping lawned gardens, mature planting and generous driveway parking. The rear garden is a particular feature, offering a superb setting for outdoor dining and entertaining, with an enclosed outdoor bar, large patio and seating area and fire pit.

The size of the plot and flexible layout offer potential for further extension, reconfiguration or onward development, adding value but subject to the necessary planning permissions and consents.

Overall, this is a spacious, well-presented detached family home with flexible accommodation, excellent entertaining space, generous parking, outbuildings, extensive gardens and future potential in a village setting is a rare opportunity.



## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Kitchen/Dining/Family Room

11.02m x 5.84m (36'1" x 19'1")

Office

3.00m x 2.08m (9'10" x 6'9")

Shower Room

Utility Room

3.00m x 2.08m (9'10" x 6'9" )

### FIRST FLOOR

Landing

Bedroom One

5.89m x 5.77m (19'3" x 18'11" )

Dressing Area

En-Suite

Bedroom Two

5.36m x 3.30m (17'7" x 10'9")

Bedroom Three

3.30m x 2.85m (10'9" x 9'4" )

Family Bathroom

### SECOND FLOOR

Bedroom Four

6.05m x 3.94m (19'10" x 12'11")

Bedroom Five

3.96m x 3.40m (12'11" x 11'1")

Family Bathroom

### EXTERIOR

Garage

5.84m x 4.65m (19'1" x 15'3")

Outbuilding

9.14m x 3.61m (29'11" x 11'10")

Generous gated gravel driveway

Large front garden

Rear patio and entertaining space

Extensive side & rear garden

Fenced vegetable patch area with greenhouse

Fully insulated and double glazed dog kennel with

Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Underfloor heating

Local Authority - Maldon District

Council

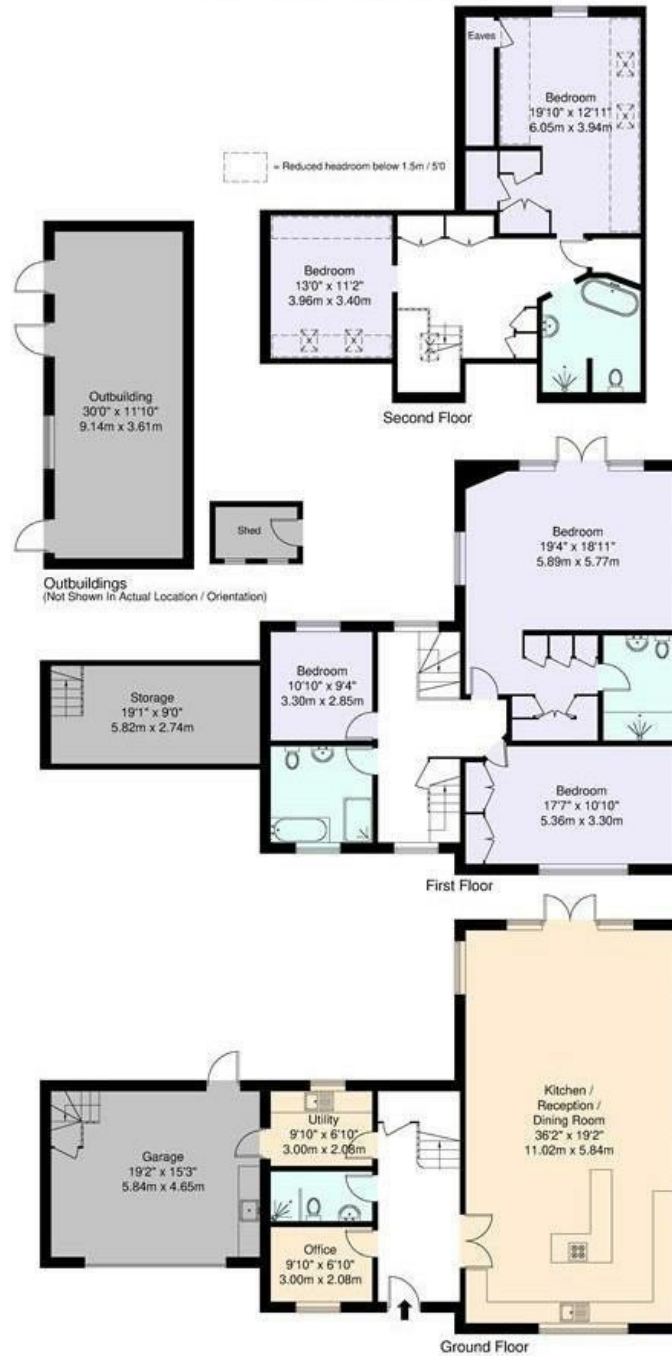
### Viewings

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.

Approximate Gross Internal Area = 311.0 sq m / 3347 sq ft  
Outbuildings = 36.2 sq m / 389 sq ft  
Total = 347.2 sq m / 3737 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.



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