



Church

West Chase, Maldon , CM9 6HN
Guide price £1,500,000

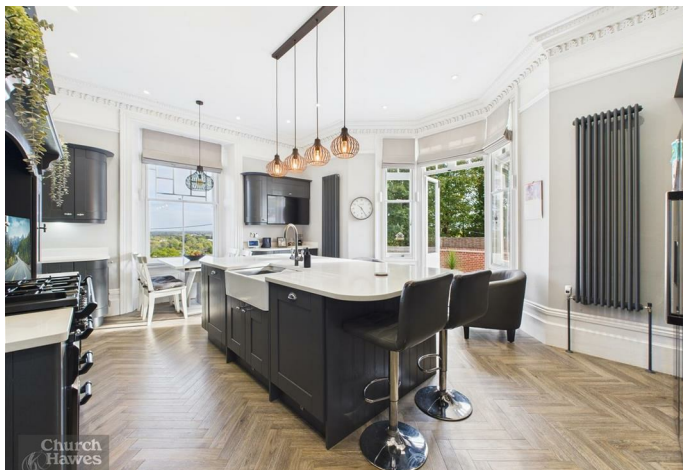
Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in the charming area of West Chase, Central Maldon, is this truly remarkable property, Mount view (previously known as St Francis Convent), offers a unique blend of history and modern living. With its Grade II listing, this house is not only a home but also a piece of local heritage, reflecting the architectural beauty of its time. The property is 6,424 square feet/ 597 m2 including garage, and boasts an impressive seven bedrooms and five bath/shower rooms, providing ample space for families or those who enjoy hosting guests. The stunning views from the Belvedere are a must see highlight, allowing you to take in the 360 degree picturesque surroundings and the beauty of Maldon. The ground floor offers five reception rooms and the basement incorporates an entertaining/games room that leads to the garden via steps.

Conveniently located within walking distance of Maldon's historic high street, residents can easily access a variety of shops, cafes, and local amenities. This prime location ensures that you are never far from the vibrant community and rich history that Maldon has to offer. Whether you are looking for a family home or a property with character and charm, Mount view presents an exceptional opportunity. With its spacious layout, beautiful views, and proximity to local attractions, this house is sure to impress. Don't miss the chance to make this stunning property your own. Energy Efficiency Rating N/A Council Tax Band H. Please See Agents Note 1.



The Belvedere 12'6 x 8'4 (3.81m x 2.54m)

This stunning room offers 360 degree panoramic views of Maldon and the surrounds which must be seen to be fully appreciated. Fitted seating to the perimeter. Stairs leading down to the second floor.

Second Floor

Bedroom 15'9 x 15' (4.80m x 4.57m)

Sash window with stunning views across Maldon and the rolling countryside beyond, radiator. Decorative fire surround. Storage cupboard.

Bedroom 19'1 x 10'4 (5.82m x 3.15m)

Sash window, radiator. Three eaves storage cupboards.

Bedroom 19'1 x 10'3 (5.82m x 3.12m)

Sash window, eaves storage cupboard and further storage cupboard. Radiator.

Bedroom 15'1 x 14'2 (4.60m x 4.32m)

Sash window, radiator.

Shower Room 9'6 x 5'4 (2.90m x 1.63m)

Three piece white suite comprising of wc, wash hand basin with mixer tap. Shower cubicle with shower system. Eaves storage, chrome style heated tower rail.

Landing

Stairs leading to The Belvedere and the ground floor.

First Floor

Main Bedroom 18'3 x 14'9 (5.56m x 4.50m)

This stunning room offers a large picture sash bay window with panoramic views, two radiators. Built in storage cupboards and wardrobes with sliding mirrored doors and a further walk in cupboard. Door to landing and door to dressing room.

Dressing Room 12'6 (3.81m)

Radiator, built in dressing table, radiator. Door to en suite bathroom.

En Suite Bathroom 12'8 x 10'2 (3.86m x 3.10m)

This delightful and impressive en suite offers a free standing bath as the centre piece with spa jets. There are two sinks with cabinets below, wc and a walk in shower with rainfall shower head. The large sash bay window adds to the charm of this relaxing space. Tiled to floor. Ladder style radiator.

Bedroom 2 20'11 x 15'10 (6.38m x 4.83m)

Large sash bay window and further sash window with stunning views. Two radiators. Door to.

En Suite Shower Room 15'4 x 9'2 (4.67m x 2.79m)

Large bay sash window, three piece white suite with wc, wash hand basin and walk in shower cubicle with rainfall shower head and glass screen with brick style tiling. Radiator and Tiled to floor.

Bedroom 17' x 10'11 (5.18m x 3.33m)

Two sash windows, radiator.

Bathroom 11'1 x 10'6 (3.38m x 3.20m)

Two sash windows, traditional Victorian style radiator with towel rail. Four piece white suite with wc, wash hand basin, double ended roll top bath and shower cubicle with rainfall shower head and glass screen with brick style tiling. Part wood panelled to walls.

Galleried Landing

This stunning area incorporates a beautiful Oak staircase and an impressive large picture bay window. Door to stairs leading to second floor and stairs down to ground floor.

Ground Floor

Entrance Porch

Impressive part glazed entrance door, with coat hanging space with seat below and wood panelled walls. Decorative tiled flooring. Door to entrance hall.

Entrance Hall 13'3 x 10'3 (4.04m x 3.12m)

This stunning and elegant entrance hall with decorative tiled flooring, high ceilings and not to mention the impressive oak staircase must be viewed. Radiator, doors to.

Cloakroom

Window, two piece suite comprising of wc, wash basin. Tiled floor.

Sitting Room 23'8 x 15'9 (7.21m x 4.80m)

Entertaining is a breeze with this large sitting room with large picture window with magnificent elevated views across the rear garden and beyond. Wood burner set into chimney breast with wooden bressumer. Two radiators high ceilings with ornate coving.

Lounge/Snug 14'11 x 9'9 (4.55m x 2.97m)

Bay window to side overlooking large patio area/side garden, wood effect flooring, chimney breast with space for fire.

Kitchen/Breakfast Room 19'11 x 14'11 (6.07m x 4.55m)

Dual aspect with impressive large bay window with stunning garden and countryside views beyond, French doors leading out to the large entertaining terrace to the side. Shaker style base and wall cabinets with integrated appliances. Range cooker in recess and space for American style fridge/freezer. Large central island with cabinets, fridge and inset double sink with mixer tap. Tiled to floor.

Inner hallway

Doors to main entrance hall, dining room, study, utility room and stairs down to basement and first floor.

Dining Room 17'11 x 11'0 (5.46m x 3.35m)

Dual aspect with window offering stunning views and two period style radiators, fitted cupboard.

Larder Room 13'1 x 7'0 (3.99m x 2.13m)

Window, space for two fridge/freezers. Base and wall cabinets to one wall offering ample storage. Door to.

Laundry/Boot Room 8'1 x 8'1 (2.46m x 2.46m)

Base and wall cabinets with sink unit and space for some appliances. Door to Double Garage.

Study 14'1 x 10'10 (4.29m x 3.30m)

Two windows, radiator.

Basement

Hallway

Stairs to ground floor, understairs cupboard door to games room and shower room.

Entertaining/Games Room 24'4 x 16' (7.42m x 4.88m)

This impressive room is party central with a fitted bar which looks out into the games room and the french doors with impressive views beyond.

Shower Room

Currently being refurbished but will have shower cubicle, sink unit and seperate toilet cubicle.

Plant Room 16'3 x 9'0 (4.95m x 2.74m)

One of the most important rooms in the house as it comprises two Vaillant boilers, water cylinder and various other circuits and a secret curved staircase that leads to the garage.

Gym 20'0 x 14'11 (6.10m x 4.55m)

Windows, currently use as a gym area.

Basement Storage Room 1 18'8 x 8'10 (5.69m x 2.69m)

Ideal as storage with four walk in cupboards.

Basement Storage Room 2 12'11 x 9'10 (3.94m x 3.00m)

Window, ideal as additional stoarge.

Frontage

The driveway is accessed via remote double gates with parking on the driveway for numerous vehicles which leads to the garage and also a gate that leads to the raised terrace and rear garden.

Garage 21'6 x 15'7 (6.55m x 4.75m)

Double wooden doors, power and lighting. Door to utility room and door which leads to the curved staircase and down to the plant room.

Large Terraced Area and Garden

Steps from Kitchen/Breakfast room and gate to driveway. Steps to lawned garden. Large tiled walled terrace with gate to frontage. The terrace and garden offers stunning views across Maldon and beyond. Garden is mainly lawned with further steps which are walled to either side which lead to the Games Room.

Area Description

Maldon, a historic market town in Essex, boasts a rich tapestry of history that dates back to Saxon times. Its strategic location on the River Blackwater has shaped its identity, from a significant port to a hub of local industry. Today, this heritage is beautifully preserved, offering a fascinating glimpse into the past. no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored. Maldon is also famous for its delectable product, Maldon Sea Salt, which is harvested in the area and is renowned worldwide.

It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. The town centre itself is a treasure trove of historic buildings, with many independent shops and eateries housed in structures that have stood for generations. St Mary's Church, with its distinctive spire, is another prominent landmark, offering a sense of continuity and architectural beauty.

Neighbouring Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793. Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

Agents Note 1

The property is leasehold with 994 years remaining. The ground rent is £1 per annum (we understand the first 100 years have been paid). There is a right of access through the gate to the side of the driveway which we understand has a coded lock for school teachers to access the neighbouring St Francis Catholic Primary School.

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.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



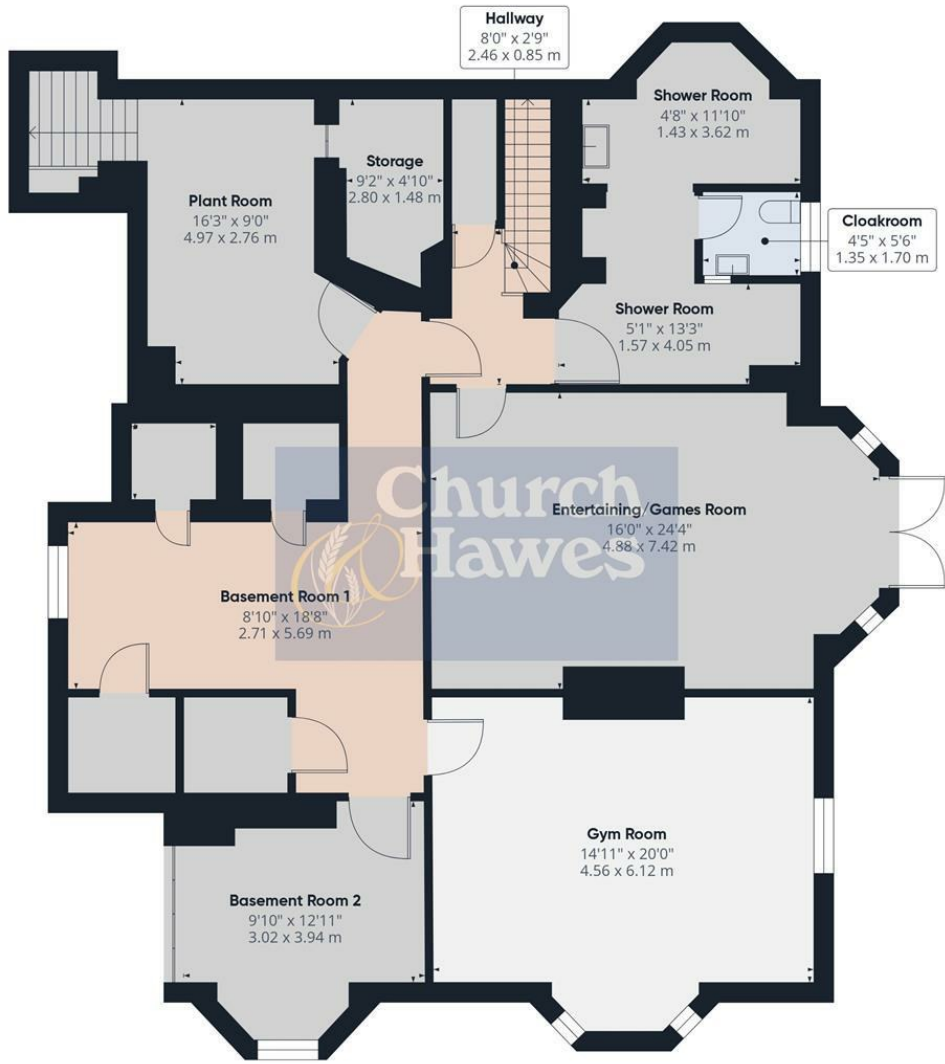
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Floor -1

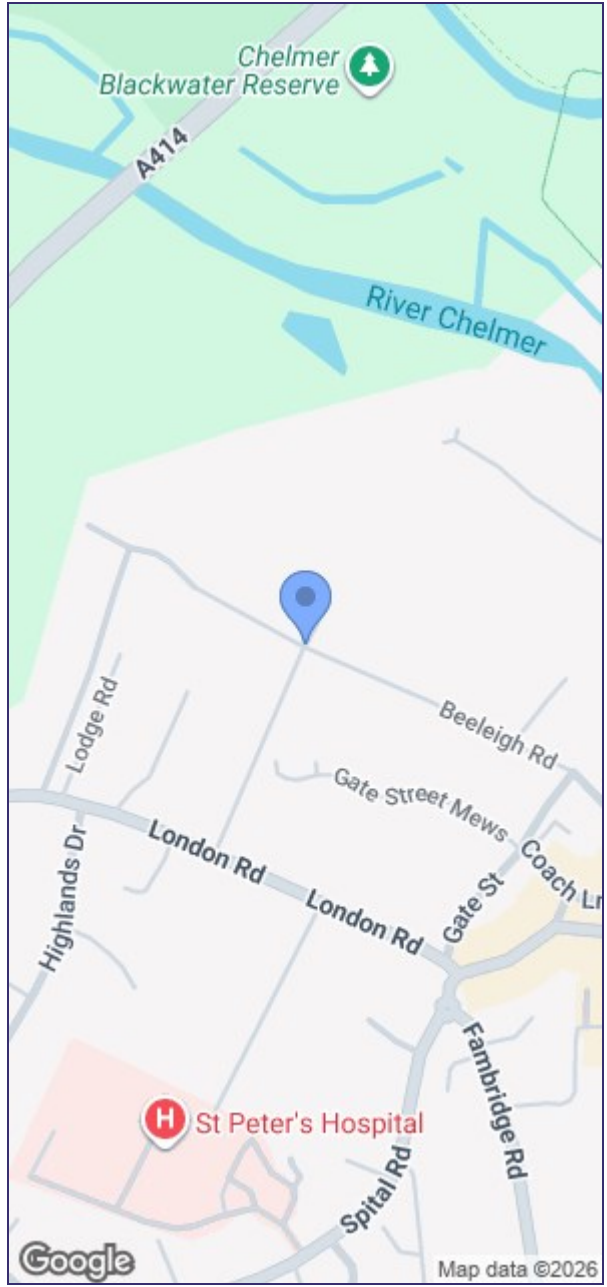
Approximate total area⁽¹⁾

1673 ft²
155.3 m²

(1) Excluding balconies and terraces

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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