

Barnhall Road | Tolleshunt Knights | CM9 8HA

JOHN ALEXANDER
ESTATE AGENTS

OVERVIEW

*****GUIDE PRICE £800,000 TO £875,000*****
A unique opportunity to purchase a spacious family home in a highly sought-after location.
Set within 1.2 acres in the desirable village of Tolleshunt Knights, this impressive five-bedroom detached residence offers generous, versatile accommodation throughout. The property features four reception rooms, three bathrooms, and beautifully established, manicured gardens that create a peaceful and private setting.

Externally, the home benefits from a large driveway providing parking for several cars, along with two workshops, two garages, and a store, offering exceptional practical space and exciting potential for further development (subject to planning).

















STEP INSIDE

You are welcomed into the property via a generous reception hall measuring 21' x 13' (6.40m x 3.96m), which immediately sets the tone for the spacious accommodation throughout. From here, the layout flows naturally into the principal living areas. To the right, the large sitting room (18'10" x 18'6" / 5.74m x 5.64m) enjoys a dual aspect feel and features an open fireplace with a log burner inset, creating a warm and inviting focal point.

Double doors lead to the kitchen, which sits centrally and serves as the hub of the home. Measuring 14'10" x 11'6" (4.52m x 3.51m), it offers a well-planned range of eye level and base units, matching worksurfaces, a breakfast bar, electric hob with double oven, and space for free standing appliances including fridge and dishwasher (which, we understand from the vendor, will remain). A door leads into the bright lobby, providing access to the gardens, cloakroom, and the expansive conservatory.

The dining room (14'10" x 11'6" / 4.52m x 3.51m) sits conveniently off the hallway and offers a perfect space for formal entertaining, benefitting from excellent proportions and natural light.

Beyond the kitchen, a door leads into the utility room (13'6" x 7'5" / 4.11m x 2.26m), fitted with additional worksurfaces, storage cupboards, appliance space, a single drainer sink unit, and housing the oil fired boiler.
At the rear, an extended section of the house flows into the impressive conservatory (15' x 15' / 4.57m x 4.57m max). This bright and versatile space enjoys underfloor heating and an air conditioning unit, making it perfect for year-round use and ideal for taking in views of the surrounding grounds.

Returning to the main hallway, the bedroom wing is thoughtfully laid out for privacy. Bedroom One (12'2" x 11'5" / 3.71m x 3.48m) features a range of wardrobes and a private en suite shower room (8' x 6'4" / 2.44m x 1.93m) fitted with a shower cubicle, low flush WC, pedestal wash basin, and fully tiled walls. Bedroom Two (11'6" x 11'5" / 3.51m x 3.48m) also benefits from fitted wardrobes and drawers.

Bedroom Three (11' x 10' / 3.35m x 3.05m) offers windows to both the front and side aspects, while Bedroom Four (9' x 7'7" / 2.74m x 2.31m) and Bedroom Five (9' x 7'6" / 2.74m x 2.29m) sit adjacent.
Supporting the bedrooms are two further wash facilities: a fully tiled family bathroom with corner bath, shower cubicle, heated towel rail, pedestal basin, and WC; plus, an additional shower room with WC, shower cubicle, and wash basin.





STEP OUTSIDE

At the front of the home, a neatly kept lawn is complemented by established borders filled with various plants and shrubs. A driveway runs alongside the property and opens into a generous courtyard area that offers plenty of room for parking and accesses the surrounding gardens, garages, and workshops.

Set to one side of the grounds are a collection of detached garages and workshop buildings, each fitted with power and lighting. These include garage spaces measuring approximately 20' x 18' and 17' x 16', along with several workshop areas of around 32' x 21', 18' x 12'10", and 13' x 15'. The outbuildings also benefit from a WC, providing additional convenience for practical use.

The gardens extend extensively behind the property and feature mature planting, including well established flower beds, shrubs, and natural borders formed by fencing and hedgerows. A greenhouse and a summer house. A paved courtyard sits directly to the rear, offering a sheltered area for seating or entertaining.

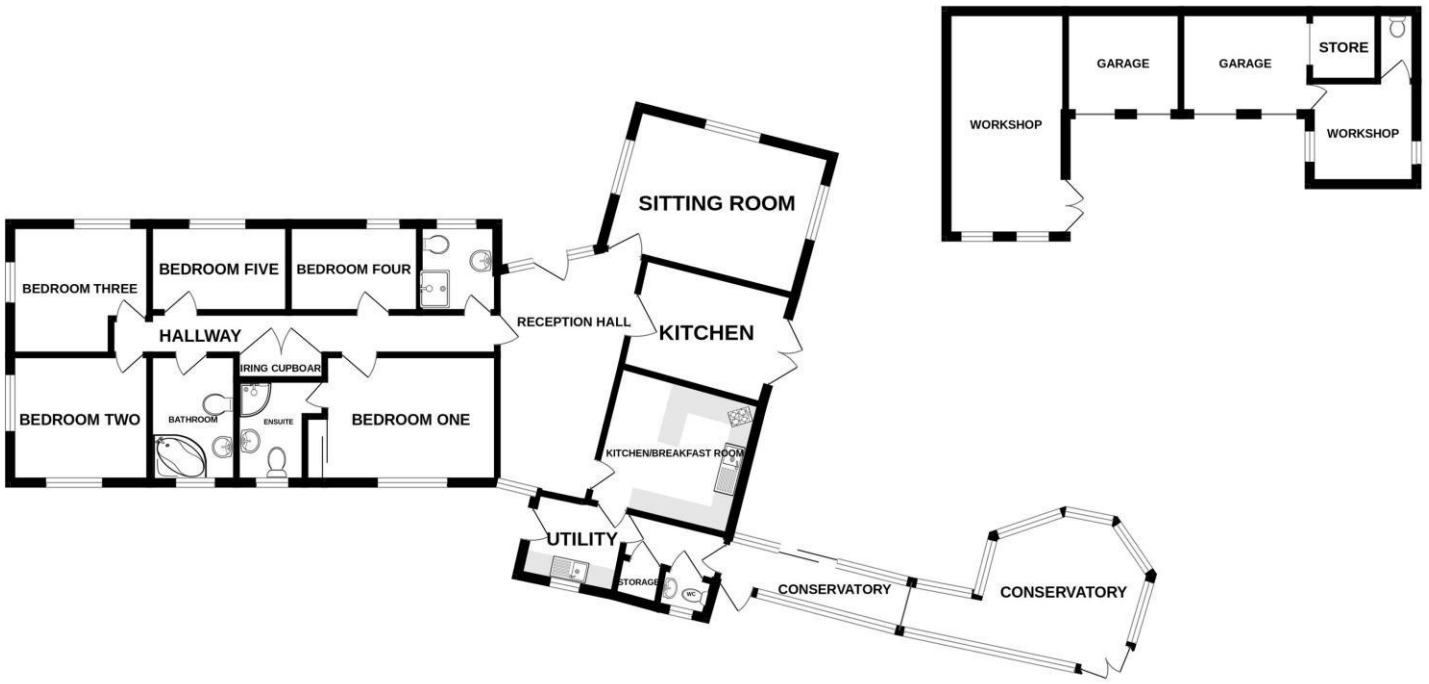
ADDITIONAL INFORMATION

The property has previously been extended and formerly benefited from planning permission (now lapsed) to create a first floor extension, with additional potential-subject to planning-to convert the existing workshops/garage into an annexe, making it ideal for multi-generational living or those seeking further versatility.

THE LOCATION

The property sits within a sought after rural village surrounded by expansive Essex countryside. The area forms part of the quiet, scenic parish of Tolleshunt Knights, known for its smaller rural character and proximity to open fields, farmland, and tranquil country lanes.
This location is ideal for those seeking a quiet village lifestyle with countryside views yet still benefitting from convenient access to nearby amenities in Tiptree, Maldon, and surrounding rural communities.

GROUND FLOOR



CRAIG GANDERTON
DIRECTOR

follow John-Alexander on

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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