

Paul Mason Associates



Foxfield Chase, Mayland, CM3 6GB
Guide price £600,000

- Separate Large Annex
- Four Double Bedrooms Plus Annex Bedroom
- En-Suite to Bedroom One
- Utility Room
- Kitchen
- Dining Room
- First Floor Bathroom and Ground Floor Cloakroom
- Generously Sized Garden
- Double Garage
- EPC - TBC

GUIDE PRICE £600,000 - £650,000

Nestled within the popular village of Mayland, this substantial detached residence offers an exceptional amount of flexible accommodation, perfectly suited to modern family living, multi-generational households or those seeking a home with valuable independent annexe space.

A standout feature of the property is the self-contained annexe, which benefits from its own private entrance and comprises a living room, kitchen, bedroom and bathroom. This versatile space is ideal for an elderly relative, older children, guest accommodation, or could serve as a private work-from-home suite, subject to individual requirements.

The main residence is entered via a porch, opening into a generously proportioned lounge which forms the heart of the home. From here, an inner hallway provides access to the kitchen, dining room, utility room and ground floor WC, creating a practical and well-balanced layout for everyday family life and entertaining.

To the first floor, the property offers four well-proportioned bedrooms, with the principal bedroom further benefiting from an en-suite shower room. A spacious four-piece family bathroom serves the remaining bedrooms, completing the first-floor accommodation.

Externally, the home enjoys ample off-road parking to the front, leading to a double garage. The rear garden is predominantly laid to lawn and wraps around the property, offering a generous outdoor space for families to enjoy. A paved patio seating area, enclosed by a brick wall, provides an excellent setting for outdoor dining, entertaining and relaxation.

With its substantial footprint, flexible layout and superb self-contained annexe, this impressive home offers a rare opportunity in a sought-after village location. Viewing is highly recommended to fully appreciate the size, versatility and potential on offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



ACCOMMODATION

GROUND FLOOR

Entrance Porch

Lounge

6.5m > 3.4m x 6.6m (21'3" > 11'1" x 21'7")

Inner Hallway

Kitchen

3.0m x 2.4m (9'10" x 7'10")

Dining Room

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

Utility Room

2.0m x 1.5m (6'6" x 4'11")

Cloakroom/WC

FIRST FLOOR

Landing

Bedroom One

4.3m x 3.4m (14'1" x 11'1")

En-Suite

Bedroom Two

3.7m x 3.0m (12'1" x 9'10")

Bedroom Three

3.0m x 3.0m (9'10" x 9'10")

Bedroom Four

3.4m > 2.3m x 3.0m (11'1" > 7'6" x 9'10")

Bathroom

ANNEX

Hallway

Bathroom

Lounge

4.4m x > 3.6m x 3.5m (14'5" x > 11'9" x 11'5")

'L' Shape Kitchen

3.5m > 2.2m x 3.2m (11'5" > 7'2" x 10'5")

Annex Bedroom

4.5m x 3.5m (14'9" x 11'5")

EXTERIOR

Frontage

Double Garage

Rear and Side Garden

Solar Panels

The property further benefits from a fitted solar panel system, comprising 16 panels with battery storage, providing enhanced energy efficiency and reduced utility costs.

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric 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.

Location

Mayland is a popular waterside village situated on the picturesque Dengie Peninsula in Essex,

offering an attractive combination of coastal living, beautiful countryside and a welcoming village atmosphere. Positioned close to the Blackwater Estuary, the village enjoys a peaceful setting with scenic views across the water towards Osea Island, Goldhanger and Heybridge Basin.

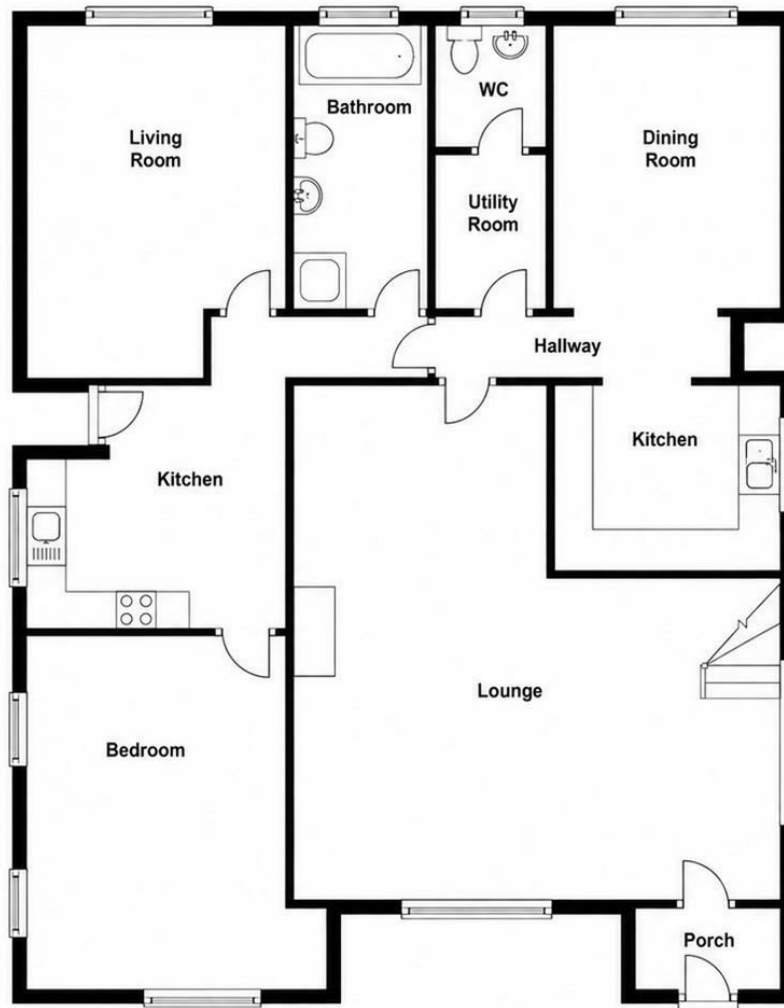
whilst Lawling Park provides playing fields, recreational facilities and open spaces. The nearby nature reserve and surrounding countryside also offer attractive walking routes and opportunities to enjoy local wildlife.

Mayland is conveniently positioned

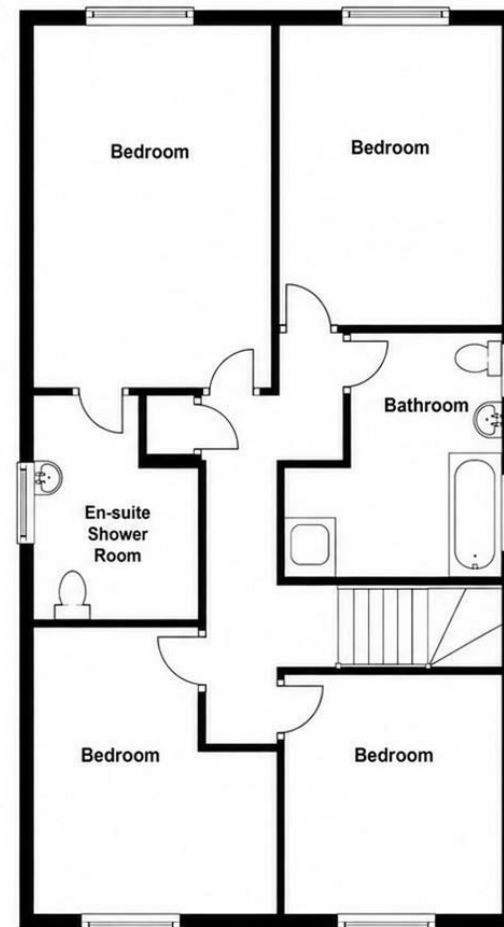
The village benefits from a range of everyday facilities including a convenient Post Office, pharmacy, takeaways, public houses and restaurants. Further facilities are catered for with a Community Primary School, a nursery, a medical centre, a village hall hosting a variety of community activities and a sports centre.

For those who enjoy the outdoors, Mayland offers a range of recreational opportunities. The Blackwater Marina has several clubs providing a variety of activities on the estuary. The popular walking routes offer picturesque views

Ground Floor



First Floor





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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