



The Drive, Mayland , Essex CM3 6AB  
£675,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A rare opportunity to acquire this wonderfully spacious and extensively improved detached bungalow, ideally positioned in the heart of the highly sought-after waterside village of Mayland. Offering over 2,000 sq ft of versatile accommodation, this exceptional property is perfectly suited to families, downsizers seeking space, or those looking for a multi-generational home with the potential for dual living.

Set within easy walking distance of the village's full range of amenities, the property enjoys an enviable location just moments from a local parade of shops, a well-regarded primary school, a doctor's surgery, two popular pubs/restaurants, recreational playing fields, and the picturesque Mayland Marina. The combination of rural village charm and excellent local convenience makes this property particularly appealing.



Internally, the accommodation has been thoughtfully extended and reconfigured to provide a highly flexible layout. A spacious entrance hall leads to a generous main living room, filled with natural light and ideal for relaxing or entertaining. The impressive kitchen/breakfast room has been fitted to a high standard, offering extensive storage, integrated appliances, and space for dining. This leads seamlessly into a large conservatory, which benefits from hot and cold air conditioning, making it a comfortable and usable space all year round.

Uniquely, the property also features an impressive fully fitted utility room, opening up exciting possibilities for dual living, a self-contained annex arrangement, or simply extra practicality for large households (subject to planning). There are four excellent-sized double bedrooms, all well-presented, and two well-appointed bathrooms – one with a full-sized bath and the other with a modern walk-in shower.

Externally, the rear garden is a true highlight. Measuring approximately 110 ft by 75 ft, it offers a wonderful sense of privacy and space, ideal for families, entertaining, or keen gardeners. The garden also includes a number of high-quality outbuildings, all with power, presenting ideal opportunities for home working, studios, workshops, or even further conversion, subject to planning permission.

To the front, the generous driveway extends to approximately 75 ft by 47 ft and provides extensive off-road parking for numerous vehicles, including room for a boat, caravan, or motorhome. The overall plot size and layout offer further scope for extension or redevelopment, subject to the necessary consents.

Beautifully presented throughout and offering a rare combination of space, flexibility, and location, this exceptional home must be viewed to be fully appreciated. Early viewing is strongly recommended to avoid missing out.

#### **ACCOMMODATION COMPRISES:**

#### **ENTRANCE HALLWAY:**

#### **UTILITY:**

#### **SHOWER ROOM:**

**BEDROOM: 14'4 x 11'3 (4.37m x 3.43m )**

**BEDROOM: 13'5 x 9'6 (4.09m x 2.90m)**

**BEDROOM: 11'3 x 9'2 (3.43m x 2.79m )**

**BEDROOM: 11'1 x 9'6 (3.38m x 2.90m )**

#### **FAMILY BATHROOM:**

**LIVING ROOM: 19'7 x 12'9 (5.97m x 3.89m )**

**KITCHEN: 18'3 x 11'3 (5.56m x 3.43m )**

**CONSERVATORY: 29'6 x 9'3 (8.99m x 2.82m )**

#### **AGENTS NOTE:**

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 & REFERRALS:**

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**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 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.

#### **TENURE & COUNCIL TAX BAND:**

This property is being sold freehold and is Tax Band D.

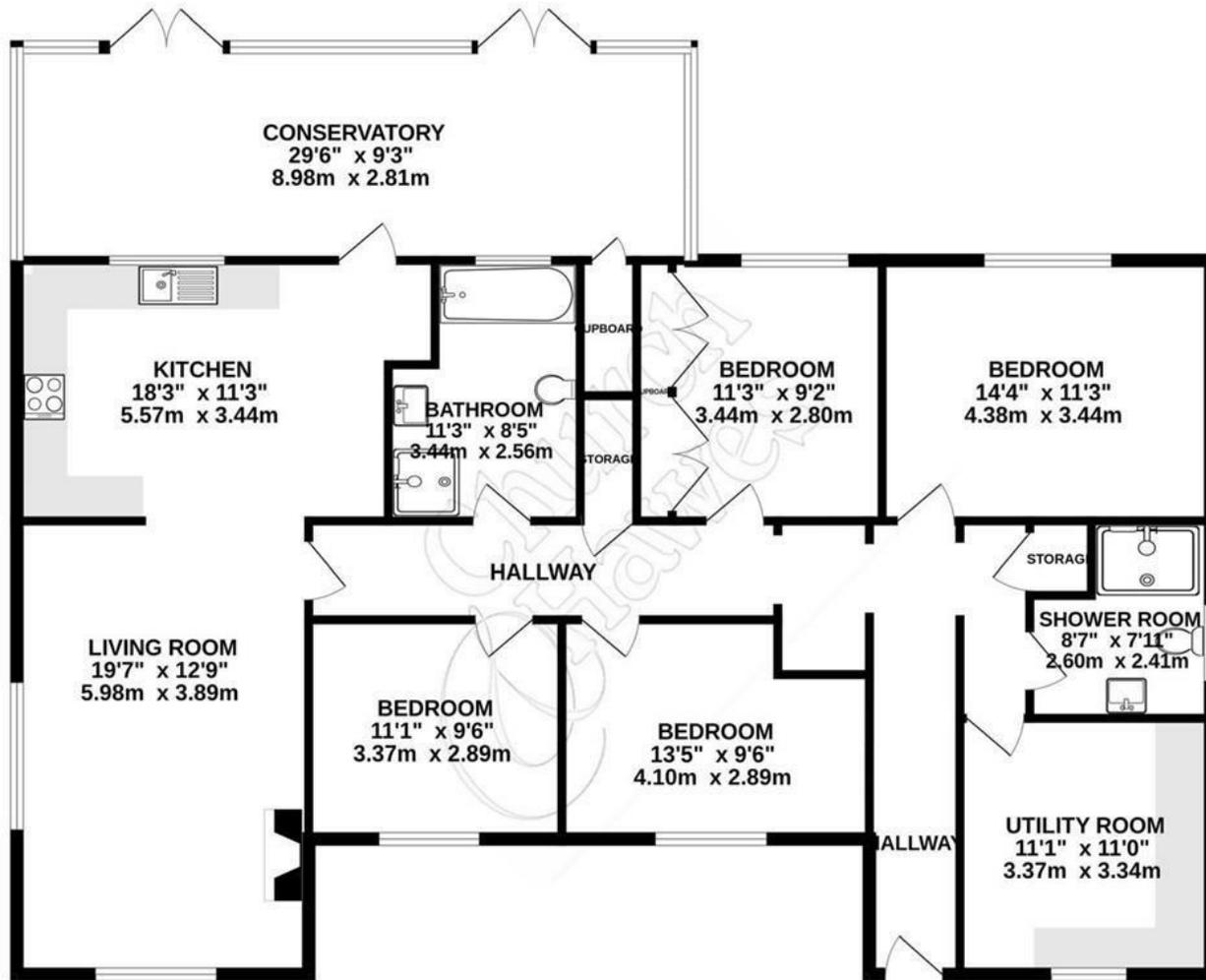
#### **VILLAGE OF MAYLAND:**

Mayland is a delightful village situated to the east of the historic town of Maldon (approximately 8.5 miles) and is on the banks of the River Blackwater. Mayland offers a selection of local shops including a convenience store, bakery, takeaway, hairdressers, public house and wine bar. Also within the village are two sailing clubs, a primary school, doctor's surgery and beautiful river and countryside walks. Althorne railway station with links to London Liverpool Street is approximately 4.8 miles and Southminster railway station 6.3 miles.





**GROUND FLOOR**  
1735 sq.ft. (161.2 sq.m.) approx.



TOTAL FLOOR AREA : 1735 sq.ft. (161.2 sq.m.) approx.

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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