



CURTIS O'BOYLE

Sales & Lettings

Sheepcotes Lane, Southminster

CM0 7AF



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The Old Police House – Three Bedroom Detached House

A unique three bedroom detached house forming part of the historic Grade II listed former Southminster Police House development, offering character accommodation, private gardens and parking with EV charging.

The Old Police House presents an excellent opportunity to rent a home within this distinctive historic development, originally constructed in 1901 to the designs of Essex County Architect Frank Whitmore. The former police station complex is recognised for its architectural and historic interest, with its attractive Queen Anne style, red brick elevations and traditional detailing.

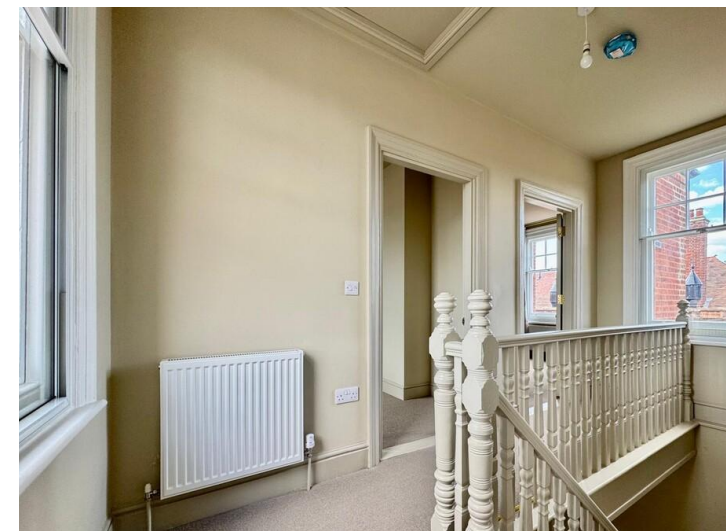
This individual detached house provides well-planned accommodation arranged over two floors, with a traditional layout offering separate living and dining areas.

The entrance hall provides access to the first floor and leads into the living room. A separate dining room has a door leading through to the fitted kitchen, creating a practical arrangement for everyday living and entertaining.

To the first floor are three bedrooms and a family bathroom.

Outside, the property benefits from a courtyard with a covered area adjoining the kitchen. A gate provides access through to the lawned garden, with a further gate leading to the shingled driveway. The property also benefits from an EV charging point.

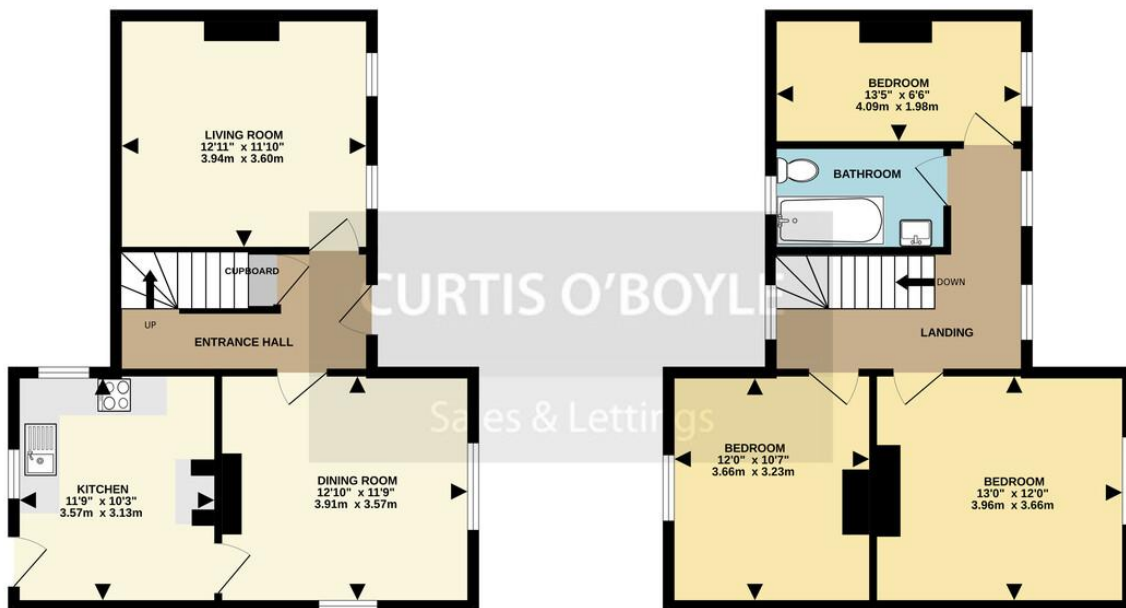
The Old Police House combines the character of a historic former police residence with the convenience of a modern home, offering an appealing rental opportunity within this unique Southminster development.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	54 E	
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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