



  
JOHN ALEXANDER  
ESTATE AGENTS

Mundon | CM9 6PR

  
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# OVERVIEW

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\*\*\*GUIDE PRICE £550,000 TO £600,000\*\*\*

Welcome to this beautifully appointed and characterful three-bedroom cottage, complemented by a substantial, self-contained one-bedroom annexe, set within attractive and mature grounds in the desirable village of Mundon. Offering approximately 1,909 sq ft (177.3 sq m) of versatile accommodation in total, this charming home blends period features with tasteful modern enhancements, including three reception rooms, a striking conservatory, and a generous and a well-established garden. The two-storey annexe provides excellent independent living space, ideal for multi-generational use, guests, or income potential.





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# THE MAIN COTTAGE

A welcoming entrance porch leads into a central hallway, setting the tone for this warm and inviting home. From here, the principal living room (4.86m x 3.34m / 15'11" x 10'11") is accessed, a delightful space featuring a log burner set within a traditional brick fireplace with hearth, creating a cosy focal point.

Flowing from the entrance hall is an additional reception room, notable for its striking spiral staircase rising to the first floor, offering both character and architectural interest. This space lends itself well as a snug, dining room, or study.

To the rear of the property, the kitchen (4.40m x 3.31m / 14'5" x 10'10") is beautifully designed with classic shaker-style cabinetry, solid wood countertops and a butler sink. Tiled flooring enhances practicality, while a stable door provides direct access to the garden. A useful pantry and adjoining WC add further convenience.

Leading off the kitchen, a stunning oak-effect conservatory (4.23m x 2.55m / 13'11" x 8'4") creates an exceptional dining and entertaining space, flooded with natural light and enjoying views of the garden. This connects seamlessly to a further garden room (2.55m x 2.22m / 8'4" x 7'3"), perfect for quiet relaxation.

Upstairs, the first floor offers three bedrooms. The impressive principal bedroom (4.86m x 3.34m / 15'11" x 10'11") boasts fitted wardrobes cleverly positioned into each corner, along with a striking brick chimney breast and cast iron fireplace, complemented by a Victorian-style radiator.

Two further bedrooms include:

- Bedroom Two (3.11m x 1.87m / 10'2" x 6'2")
- Bedroom Three (2.52m x 2.43m / 8'3" x 8'0")

Serving the bedrooms is a modern, stylish shower room, featuring a generous double shower enclosure, pedestal basin, vanity unit with storage beneath, and high-quality contemporary finishes



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# THE ANNEXE

The self-contained annexe offers excellent independent accommodation, ideal for guests, extended family or potential rental income.

On the ground floor, there is a spacious living room (5.63m x 4.39m / 18'6" x 14'5"), creating a comfortable and practical living space. The annexe also includes a kitchen (4.03m x 2.42m / 13'3" x 7'11"), well-appointed for everyday use, and a modern shower room.

A staircase leads to the first floor bedroom (4.39m x 2.83m / 14'5" x 9'3"), a generous double room providing a peaceful retreat.

The annexe benefits from its own access, ensuring privacy and flexibility of use.





## THE GARDENS

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The gardens at Strawberry Lodge are a true highlight—beautifully established and thoughtfully arranged. Immediately to the rear is a patio area, ideal for outdoor dining and entertaining, complete with exterior lighting and a water tap.

Beyond, a large lawn is bordered by mature shrubs and trees, offering a high degree of privacy. A picturesque pond enhances the natural setting, while a further segregated section of the garden provides a practical area with a shed—perfect for timber storage.

A gate at the rear leads directly to Blind Lane, offering convenient access for countryside walks and enhancing the semi-rural appeal.



## THE LOCATION

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Mundon is a charming and peaceful village situated close to the historic riverside town of Maldon, renowned for its vibrant High Street, waterfront promenade and excellent sailing facilities. The area offers a blend of rural tranquility and accessibility, with scenic countryside walks, coastal paths and a strong sense of community.

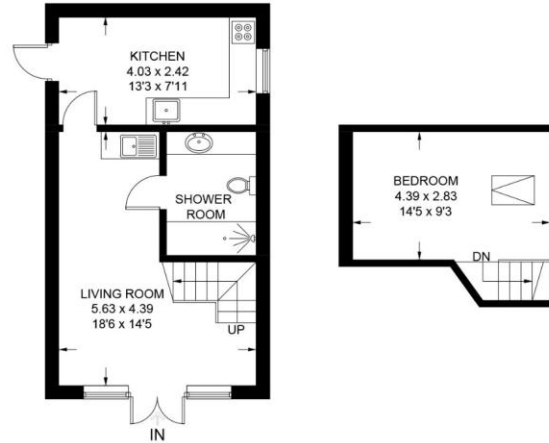
Nearby Maldon provides a range of shops, restaurants, and amenities, while excellent transport links connect to larger towns and cities, making Strawberry Lodge perfectly positioned for both lifestyle and convenience.

# Strawberry Lodge

Approximate Gross Internal Area = 126.7 sq m / 1364 sq ft

Annexe = 50.6 sq m / 545 sq ft

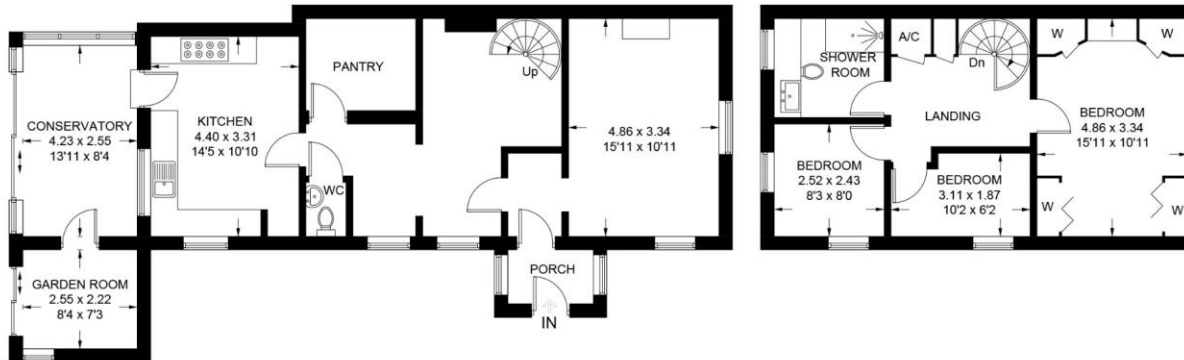
Total = 177.3 sq m / 1909 sq ft



**Annexe - Ground Floor**  
36.4 sq m / 392 sq ft

**Annexe - First Floor**  
14.2 sq m / 153 sq ft

(Not Shown In Actual Location / Orientation)



**Ground Floor**  
82.1 sq m / 884 sq ft

**First Floor**  
44.6 sq m / 480 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

