



Maldon Road | Great Wigborough | CO5 7RE

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# OVERVIEW

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Set within approximately four acres of land (subject to survey), this unlisted period six bedroom home offers versatile living accommodation alongside significant scope for future potential and presents an exceptional development opportunity.

The main home provides over 2,000 sq. ft. of internal accommodation arranged across three floors, including multiple reception rooms, a garden room, a spacious kitchen, and up to five bedrooms.

The property includes a substantial barn ideal for conversion into an additional dwelling (subject to planning permission), making it an attractive prospect for developers, multi generational living, or those seeking to create a bespoke countryside retreat.









# STEP INSIDE

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The ground floor is thoughtfully arranged to offer flexible living. A welcoming hall leads to a large reception room with feature fireplace, a further dual aspect reception room, and a bright garden room connecting seamlessly to the outdoor space.

The kitchen is generously sized, complemented by a practical utility room and an adjacent shower room. A third reception room sits off the kitchen, ideal as a snug, study or playroom.

To the first floor, you will find three well proportioned bedrooms along with a family bathroom. Stairs rise again to the second floor, where three further bedrooms offer excellent versatility.

The property retains character throughout, with ample opportunity for sympathetic modernisation to suit a buyer's style.



# STEP OUTSIDE

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The home is surrounded by approximately four acres (STS) of gardens, grounds, and paddock.

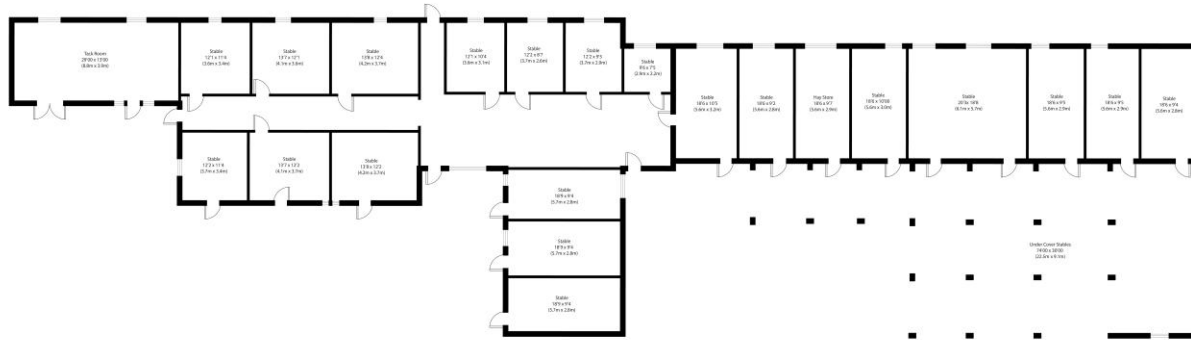
A key feature is the large detached barn, offering significant potential for conversion into a separate dwelling, annexe or workspace (subject to planning). The acreage provides extensive opportunities for equestrian use, smallholding, leisure facilities or landscaped gardens.

## LOCATION

The property enjoys a peaceful rural setting while remaining conveniently close to several well serviced villages. Nearby Tiptree offers a wide range of day to day amenities, including major supermarkets and pharmacies, food shops and independent retailers.

There are a good selection of schools close by. Local primary options include Langenhoe Community Primary School, Mersea Island School, Laver-de-la-Haye Primary, and Tollesbury School. Nearby secondary schools include The Thomas Lord Audley School, Thurstable School & Sixth Form, and Philip Morant School & College.

Nearby Marks Tey Railway Station and Kelvedon Railway Station offer direct services on the Greater Anglia line into London Liverpool Street and other major regional destinations.



Approximate Gross Internal Area  
 Main House 2235 sq ft (208 sq m)  
 Outbuildings (Excluding Under Cover Stables) 8080 sq ft (751 sq m)  
 Total 10315 sq ft (958 sq m)

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RICHARD SEELEY  
 SALES MANAGER

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