BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS

Woodfield Cottages, Maldon, CM9 4BQ

Guide price £210,000

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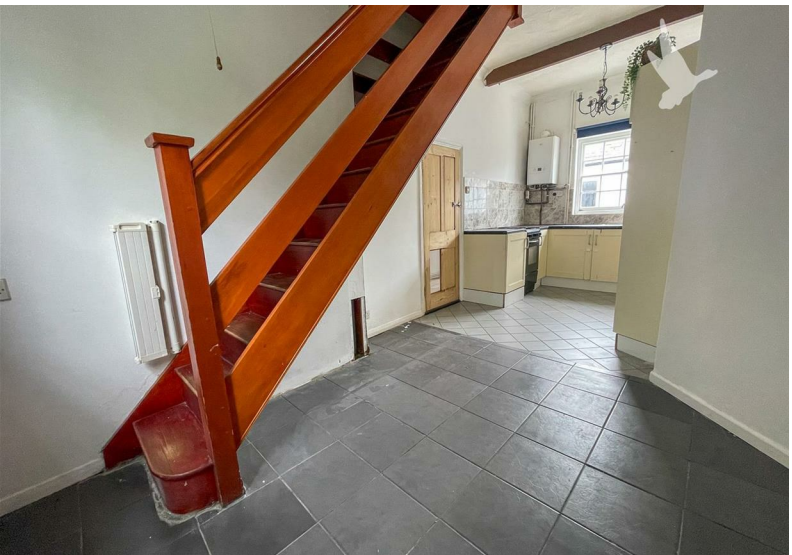

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Some more information

From the entrance door you enter the central hall where door openings provide access to bedrooms one and two both of which are considered double sized room. Located at the end of the hall is the bathroom which is fitted with a short bath with shower over, low level W.C. and corner wash hand basin. A further door leads in to the open place kitchen living space which is fitted with a range of eye and base level cupboards beneath wood work surfaces. To the rear of the space is a narrow living area where a staircase rises to the first floor loft conversion, which provides a further living space, including an area ideal for use as a work from home study.

This grade II listed property was constructed in the 1870's by the local industrialist E H Bentall, as housing for the workforce of the Bentall Agricultural Works. The buildings noted for the pioneering use of mass concrete as the primary building material for the construction.

Externally

Located on the opposite side of the access road the property benefits from a garden area which is partially enclosed by wood panel fences and an area of block paving provides off street parking.

A concrete constructed outbuilding provided as a wash house is also located opposite which has plumbing, electric connected via an overhead supply where a washing machine and tumble dryer are located along with a butler sink. a door from the rear of the outbuilding leads out in to the garden area.

Planning and Permitted Development Order

We understand that a Local Listed Buildings Consent Order was approved by Maldon District Council on 2022 to allow for some works to be carried out to the listed buildings at Woodfield Cottages without the need for specific planning consent. Including but not limited to the replacement of non original window and external doors with some restrictions surrounding openings and materials used. The consent order doesn't allow for the conversion of the loft into habitable accommodation and it is noted that this particular property did have a loft conversion prior to the the sellers occupancy. A listed building indemnity policy is in place for this. A full copy of the Local Listed Building Consent Order 2022 is available from the selling agency upon request.

Location

Heybridge is located on the periphery of the charming historic town of Maldon, which offers a range of amenities from major chain shops and supermarkets along with a number of local retailers giving an eclectic mix of shops & restaurants to choose from. In addition to the shopping facilities the area offers excellent opportunity for walking or sailing.

Entrance Hall

13'9" x 3'8" (4.19m x 1.12m)

Bedroom One

11'6" x 9'10" (3.51m x 3.00m)

Bedroom Two

11'6" x 9'9" (3.51m x 2.97m)

Open Plan Kitchen Living Space

20'4" x 8'8" narrowing to 7'11" (6.20m x 2.64m narrowing to 2.41m)

Bathroom

6'2" x 4'5" (1.88m x 1.35m)

First Floor Living Space

12'9" x 10' (3.89m x 3.05m)

First Floor Study area

10' x 3'3" (3.05m x 0.99m)

Services

Council Tax Band - B

Local Authority - Maldon District Council

Tenure - Freehold

EPC - E

Tel: 01621 333 765

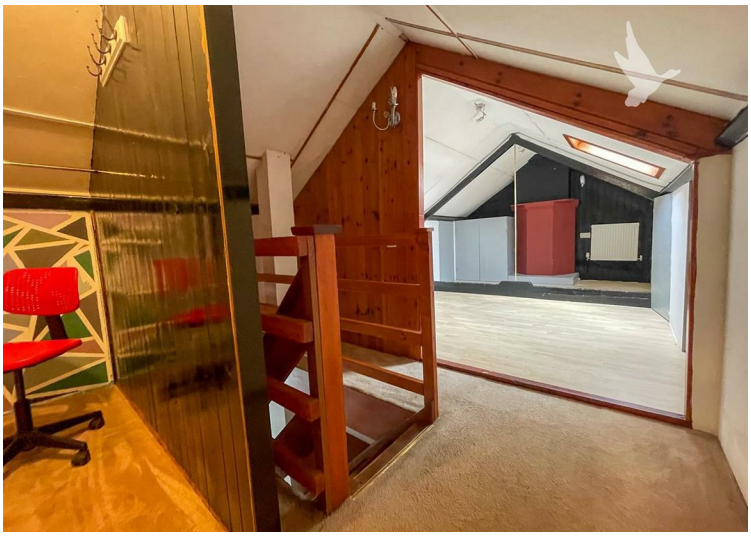
Mains Electric
Gas Fired Central Heating
Mains Water
Mains Sewerage

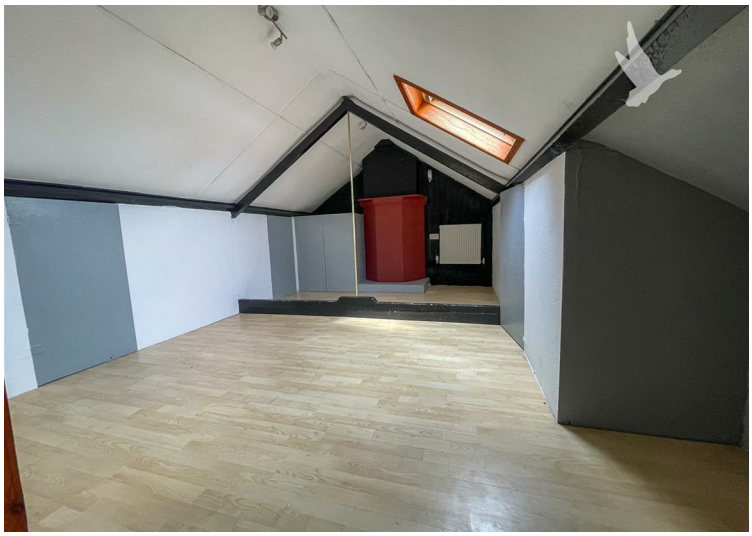
*Ultrafast broadband available in the area via Openreach with speeds up to 1800mbps

*Mobile coverage for the area is available from all four major networks. (Details obtained from Ofcom - June 2026).

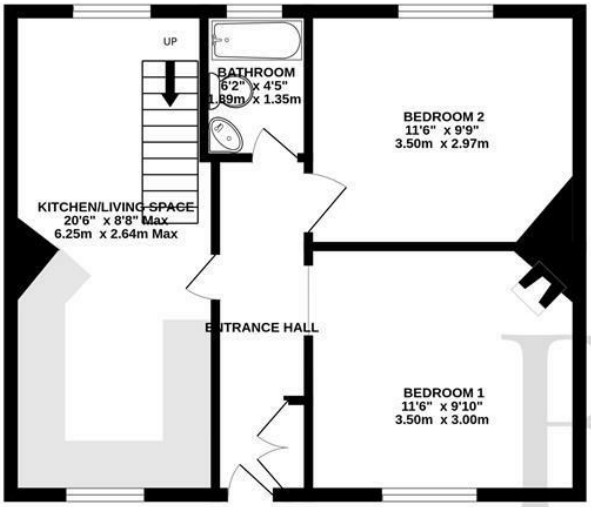
*Flood risk in the property location is considered a very low risk from surface water and rivers and sea, along with unlikely flooding from Groundwater and Reservoirs. (Details obtained from Gov.UK flood risk area June 2026).

Construction Type - We understand the property to be of a period concrete construction. The property does not have step free access from the street to inside the property.

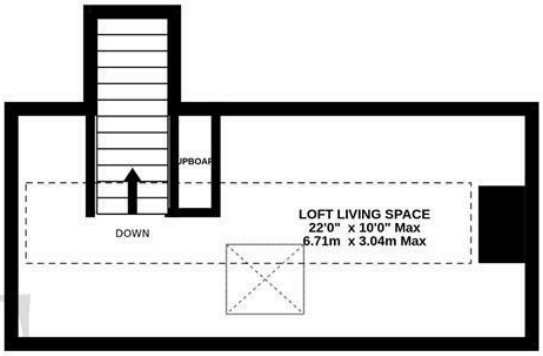




GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
228 sq.ft. (21.2 sq.m.) approx.



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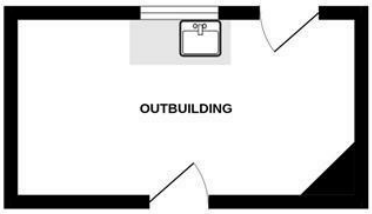

TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.

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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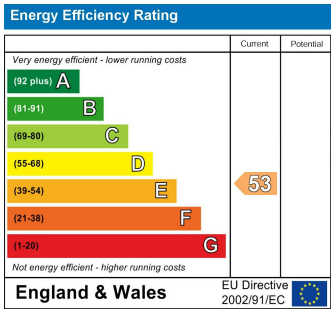

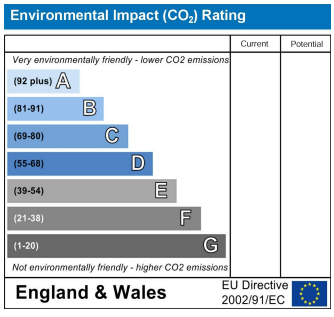

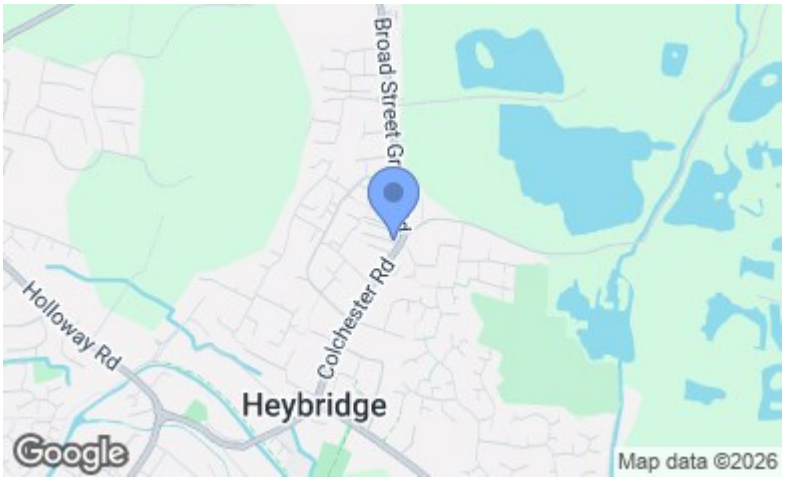

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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The Property Ombudsman