



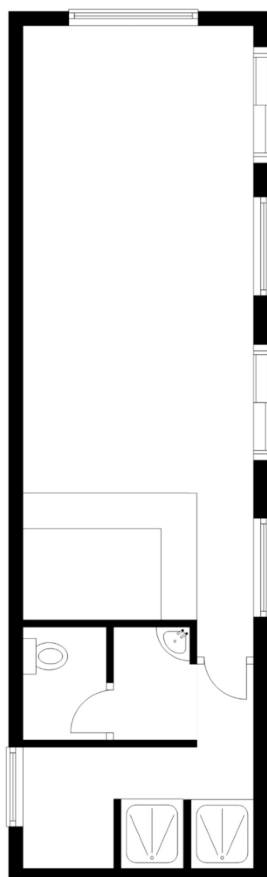
Situated within a DELIGHTFUL RURAL LOCATION on a plot of approximately 3/4 ACRE is this SUPERB, MODERN SIX BEDROOM detached home that boasts a SUBSTANTIAL 40' KITCHEN, a 36' lounge, and heated swimming pool to the impressive garden. The property also has PLANNING PERMISSION GRANTED for a significant Master Dwelling / Annex.



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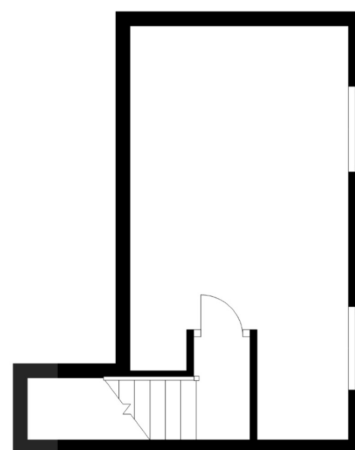
Pool House



Double Garage



Studio/ Office



**APPROX INTERNAL FLOOR AREA
88 SQ M 950 SQ FT**

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes & compass bearings
before making any decisions reliant upon them.

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Hamilton Piers, Maldon's Award-Winning local agent, are delighted to bring to the market this STUNNING SIX BEDROOM detached property situated in a idyllic rural location on a LOVELY 3/4 ACRE PLOT. The property also has PLANNING PERMISSION GRANTED (14/01117/HOUSE) for a significant Master Dwelling / Annex.

During the current vendors ownership the property has been EXTENDED AND HEAVILY REFURBISHED TO AN EXTREMELY HIGH STANDARD, creating a plethora of stylish accommodation containing a unique blend of contemporary finishes with more traditional features. The vendors have taken this property from it's humble beginnings as a traditional four bedroom cottage and have sympathetically expanded the living space to create a grand executive home, however, there is still plenty of room to expand as the property also currently benefits from PLANNING PERMISSION BEING GRANTED on a large side extension, essentially CREATING AN ADJOINED DWELLING, currently designated as a superior masters quarters this could also easily be re-purposed as a beautiful annex.

Of the ground floor accommodation a particular highlight is the AMAZING 40' x 20' SHAKER STYLE KITCHEN / DINER, boasting solid oak work surfaces throughout, a large I-shaped central island & breakfast bar with dual ceramic Butler sinks, all complimented by a top-of-the-line seven-oven AGA. This area is further enhanced thanks to its high arched ceilings with exposed wood beams and bi-fold doors to the entire external perimeter creating a superbly lit room with PANORAMIC VIEWS OF THE REAR GARDEN. In this agents opinion this room provides an ideal communal space for even the largest of families or for hosting decadent parties.

The Kitchen is further complimented by the SPACIOUS 35' x 22' LOUNGE, with the vendors flair and imagination once again creating a brilliant contemporary space for the whole family. Acting as the centrepiece to the room is the LARGE, ATTRACTIVE MODERN FIREPLACE, effectively bisecting the room to create two spaces, one a luxurious and open living room with bi-fold doors to the rear garden, with the other taking on a more relaxed feel as a family sitting room. The vendors have also been sympathetic to the utilitarian nature of a busy executive home and have created several spaces specifically catering to a variety of the day to day practises that take place in a large family, with a beautiful, private room over the kitchen currently designated as an office, a boot room adjoined to the kitchen that is particularly useful should a new owner have large pets as well as a separate, fully stocked utility room.

All six bedrooms are of a good size with the Master and bedroom two benefiting from en-suites and the third bedroom gaining an adjoining playroom/dressing room. THE MASTER IN PARTICULAR IS ESPECIALLY NOTEWORTHY, not least because of its generous 22' x 17' size benefiting from bi-fold doors out to a 15' oak balcony with views of the surrounding countryside, but also for its large marble arch tiled en-suite with freestanding bath, walk-in shower and dual marble washbasins, as well as 14' 2" His & Hers dressing room.

The property is NOT FOUND WANTING EXTERNALLY either with the home benefiting from sizeable front, rear and side gardens. Most impressive of which is the REAR GARDEN MEASURING APPROXIMATELY 1700 SQUARE METERS, mostly laid to lawn with various outbuildings, the rear garden also BOASTS A 500 SQUARE METER PATIO in rainbow sandstone containing the 15 meter HEATED SWIMMING POOL as well as the 41' Pool house / gym with adjoining dressing & shower room. The front of the property provides gated access to a large shingled IN & OUT DRIVEWAY complimented by a DETACHED DOUBLE GARAGE with OFFICE SPACE / STUDIO in the eaves, parking is further enhanced thanks to an additional shingled parking area located to the side of the home. To the opposite side is a low-maintenance side garden with artificial lawn, perfect for those with larger pets who may want them to have their own private space.

LOCATION:

Situated in a delightful rural location surrounded by open countryside, the property also benefits from easy access to the villages of Purleigh, Latchingdon, Cold Norton and Mundon. The historic village of Maldon is only a short drive away with it's variety of shops and amenities.

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For those interested in commuting the property is only a short drive away from the A12 & A130. With rail access to London Liverpool Street via either North Farnham Station (1.9 Miles) or Althorne Station (3.3 miles).

Approximate room sizes are as follows:

GROUND FLOOR ACCOMMODATION:

Entrance Hall: (25'8" x 13' 7")

Stairs to Master and childrens wings, stairs to office, Solid oak Double doors, burglar alarm keypad, two floor to ceiling radiators, Kardene flooring, smooth ceiling with sunken spotlights.

Office: (16'0" x 13'1")

Open views over kitchen, carpet flooring and smooth ceiling.

Lounge: (35'9" x 22'5")

Double glazed windows to front and side, bi-fold doors to rear, four floor to ceiling radiators, feature gas fireplace, solid oak flooring and smooth ceiling with sunken spotlights.

Kitchen / Breakfast Room: (40'2" x 20'8")

Vaulted ceilings with exposed wood beams & sunken spotlights, four solar controlled Velux windows, double glazed bi-fold doors surround, range of matching wall and base units, solid oak work surfaces with inset, ceramic double butler sinks, range of built-in appliances including; two wine coolers, dishwasher, fridge freezer. Airing cupboard containing boiler, central island with oak wood surfaces.

Boot Room: (9'6" x 7'5")

Double glazed window to rear, solid oak stable door to side garden, range of matching wall and base units, solid oak work surfaces with inset one bowl ceramic sink with tiled splashbacks, space for; washing machine, tumble dryer, fridge freezer. Vaulted ceiling with exposed wood beams and sunken spotlights, ceramic tiled flooring.

Inner Hall:

Doors to all ground floor bedrooms, utility and cloakroom, radiator, textured coved ceiling and Kardene flooring.

Cloakroom:

Low level WC, pedestal wash hand basin, oak panelling to walls, tiled flooring and smooth ceiling with sunken spotlights.

Utility Room:

Range of matching wall and base units, wood effect work surfaces with inset ceramic butler sink, space for; Washing machine and Tumble dryer, tiled flooring and smooth ceiling with sunken spotlights.

Bedroom Two: (18'11" x 12'5")

Double glazed windows to front and side, two built-in wardrobes, two radiators, wood flooring and smooth coved ceiling. Door to:

En-Suite (Bed Two):

Obscured double glazed window to front, walk-in shower, vanity wash hand basin, low level WC, extractor fan, tiled flooring and walls, smooth coved ceiling.

Bedroom Four: (12' 4" x 11' 11")

Double glazed window to front, radiator, carpet flooring and smooth coved ceiling. Door to:

Playroom / Walk-in wardrobe: (7'0" x 5'7")

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Carpet flooring and smooth coved ceiling.

Bedroom Six: (10' 1" x 9'0")

Double glazed window to side, radiator, carpet flooring and textured ceiling.

Ground Floor Family Bathroom: (10'1" x 10'0")

Obscured double glazed window to side, free standing bath tub with shower attachment, walk-in shower, heated towel rail, pedestal wash hand basin, low level WC, tiled flooring and smooth ceiling.

CHILDREN'S WING / GUEST WING ACCOMMODATION:

Landing:

Velux windows to front, large storage cupboard, eaves storage, loft access, carpet flooring and smooth ceiling with sunken spotlights. Doors to:

Bedroom Three: (15'8" x 10'7" max)

Velux window to front, eaves storage, radiator, carpet flooring and smooth ceiling.

Bedroom Five: (11'0" x 10' 7" max)

Double glazed window to side, radiator, eaves storage, carpet flooring and smooth ceiling.

Playroom / Bedroom Seven: (13' 4" x 9'0")

Carpet flooring and smooth ceiling with sunken spotlights.

First Floor Cloakroom:

Part-tiled walls, low level WC, vanity wash hand basin, tiled flooring and smooth ceiling.

MASTER'S WING ACCOMMODATION:

Landing:

Carpet flooring and smooth ceiling. Door to:

Master Bedroom: (22'0" x 17'6")

Double glazed bi-fold doors to oak balcony, storage cupboard, carpet flooring and smooth ceiling with sunken spotlights. Doors to:

Balcony: (15'6" x 15' 2")

Views over rear garden and surrounding countryside, solid oak construction.

Dressing Room: (14'2" x 9'9")

Loft Access, various fitted units separated into his & hers sections, solid wood flooring and smooth ceiling with sunken spotlights.

Masters En-suite: (19' 6" x 7' 8")

Double glazed window to front, free standing bath tub, remote controlled walk-in shower, His & Hers marble vanity wash hand basins with touch controlled mirrors, marble arch tiled flooring and smooth ceiling with sunken spotlights.

EXTERNAL:

Rear Garden:

The grand rear garden with fencing and hedging to all borders is mostly laid to lawn with 500 sq ft of rainbow

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sandstone patio that surrounds the heated swimming pool and the rear of the property. To the side aspect of the property is a shingled area currently used for excess parking. There are various outbuildings within the garden including; The Gym / Pool Room, Boiler Room and three sheds.

Heated Swimming Pool: (15 metre x 6 Metre)

Fully heated and with lighting fitted the pool is approximately 9ft deep at the deep end.

Pool Room / Gym: (28'11" x 10'6")

Four double glazed windows to front, storage heaters, laminate flooring and smooth ceiling with sunken spotlights. Door to:

Shower Room: (10'5" x 9'4")

Two walk-in showers, dressing area, cloakroom containing low level WC, Two urinals, wall hung wash hand basin, fully tiled walls, wood laminate flooring and smooth ceiling with sunken spotlights.

Fenced Side Garden:

The side garden is mostly laid with artificial lawn and contains a small patio area as well as two sheds.

Garaging & Parking:

The property benefits from a large frontage with in & out shingled driveway that could easily accommodate more than ten cars, to the side aspect is a detached double garage with stairs leading to a further studio/office room.

AGENT NOTES:

The property was first built in the 1940's and has been extensively renovated and extended by the current vendors, with Aluminium fixtures and fittings throughout. The property has oil fired central heating.

For any further information please contact Hamilton Piers on 01621 212 450.

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