

DURDEN & HUNT

INTERNATIONAL



Colchester Road, Maldon CM9

Offers In Excess Of £3,000,000

- Seven Double Bedrooms All With Ensuites
- Six Ground Floor Internal Reception Rooms
- Gated Entrance To The Development
- Approx 2.5 Acres Plot
- Detached Guest Bungalow
- Impressive Entrance Hallway
- Swimming Pool & Tennis Court
- Detached Two Storey Pool House
- Master Bedroom Suite With Balcony, Dressing Room & Ensuite.

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Over 11,000SQFT in Total - Seven Double Bedrooms All With Ensuities - Approx 2.5 Acres Plot - Swimming Pool & Tennis Court - Six Ground Floor Internal Reception Rooms - Detached Guest Bungalow - Detached Two Storey Pool House - Gated Entrance - Impressive Entrance Hallway - Master Bedroom Suite With Balcony, Dressing Room & Ensuite.

7 7 5

Council Tax Band:



Durden & Hunt International are delighted to welcome to the market this exceptional detached house comprising of multiple detached out buildings and a seven bedroom detached house totalling over 11,000sqft in total. The ground floor layout benefits from multiple reception rooms that can be used in a variety of ways to suit any possible family needs. Externally there are two full detached buildings including a bungalow that could comfortably be used as a full living detached accommodation.

Externally the property benefits from a large gated driveway, leading to a triple garage, and particularly expansive grounds that include amenities such as a swimming pool and tennis court.

Ideally located in picturesque village of Malden, close to Tiptree and between Chelmsford and Colchester, it is near the A12 and Witham and Hatfield Peverel train stations offering direct access to London.

Buildings:

Main House: Seven double bedrooms all with ensuite. Six ground floor reception areas. Utility Room. Plant room. Kitchen with family room. Two downstairs WCs. Impressive entrance hallway. Top floor fitted bar entertaining area with kitchen and WC.

Detached Bungalow: Bedroom, Bathroom, Kitchen & Living Room.

Detached Two Story Pool House: Living Room, Washroom, Shower, WC, Kitchen, Bedroom & Ensuite.

Consumer Protection from Unfair Trading Regulations 2008.

Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing.

Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included, they may however be available by separate negotiation. On most occasions features and facilities of a property are owner advised and potential buyers are advised to confirm these.

Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated.

Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances and this.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. On occasion photographs may be owner supplied.

Durden & Hunt are a proud member of the Property Ombudsmen.



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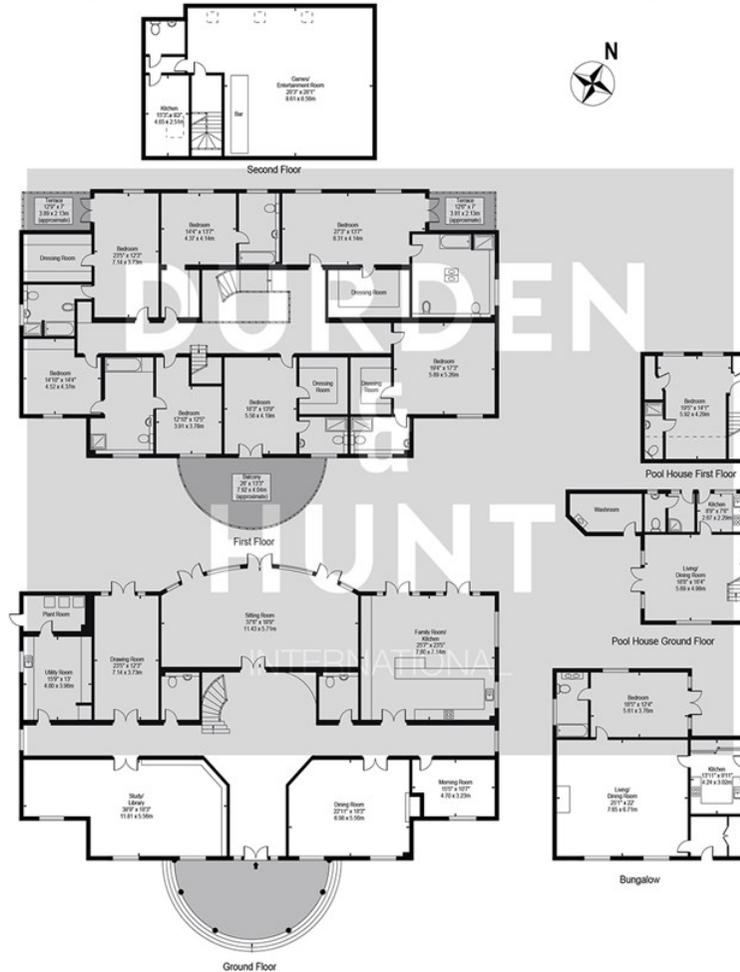


Orchards

Approx. Gross Internal Area 11346 Sq Ft - 1054.04 Sq M
(Including Pool House & Bungalow)

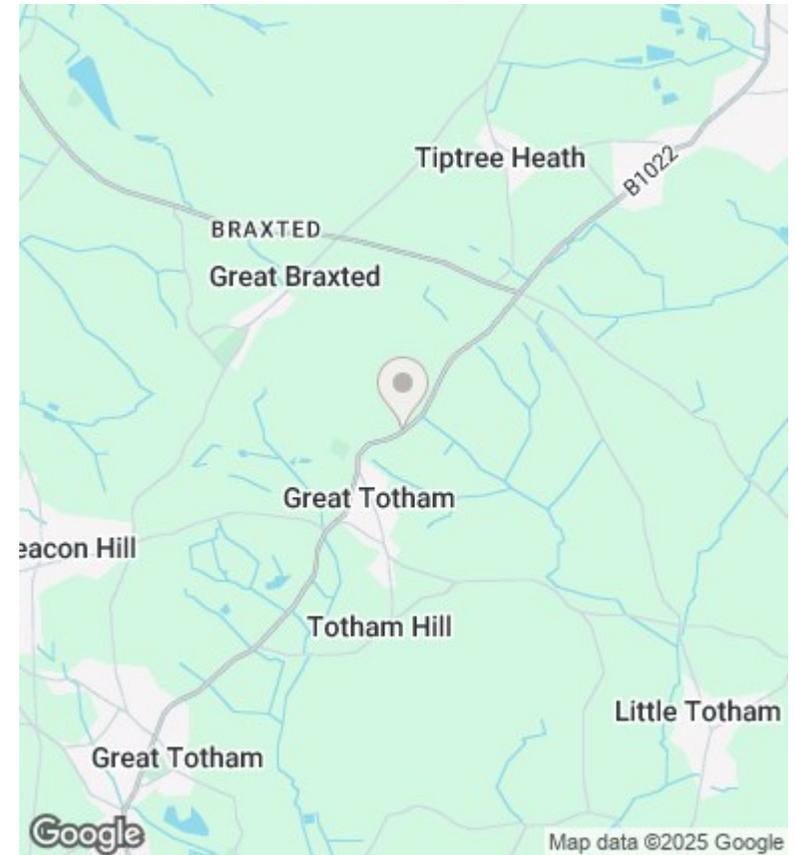
Approx. Gross Internal Area Of Pool House 914 Sq Ft - 84.91 Sq M

Approx. Gross Internal Area Of Bungalow 1100 Sq Ft - 102.19 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	