












Friary West

Maldon Town Centre, Essex

An impressive period house with flexible accommodation and tranquil garden, in central Maldon.

Set in the heart of this waterside town, the property extends to more than 4,700sqft of light and elegant accommodation in mature secluded grounds.

 3- 4 RECEPTION ROOMS	 4-5 BEDROOMS	 2 BATHROOMS PLUS CLOAKROOM
 DRIVEWAY PARKING	 MATURE GARDENS	 FREEHOLD
 OLD TOWN CENTRE	 4,771 SQ FT	 OIEO £1,000,000



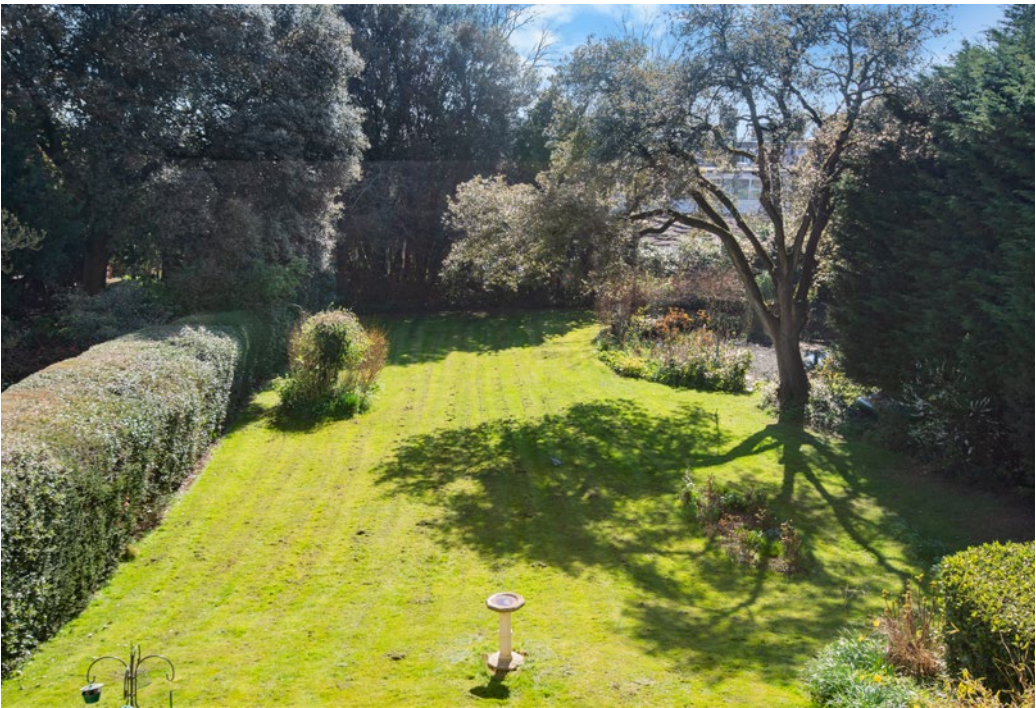
The property

Built upon the grounds of a medieval Carmelite Friary, this fine Grade II listed early 19th century Georgian family home offers elegant and well-proportioned rooms arranged over three storeys, plus a significant sized basement level. Hidden away within its own secluded plot, this semi detached property is positioned a moment away from Maldon's bustling historic town centre yet offers tranquillity within the property's unique location.

Internally, the property has a flexible layout and could offer up to five bedrooms and four reception rooms, though at present the ground floor includes three formal reception rooms, the family room/conservatory, games/dining room, along with a spacious kitchen/ breakfast room with adjoining study/larder space, plus a utility/boot room. Of particular note, the family room is a modern extension which was originally built as a company office, and has full services to support a small business, that combines vaulted ceilings with an open plan feel, full sized Crittall style windows and doors that open out onto the south facing terrace.

The first floor currently comprises the principal bedroom with dressing room and ensuite bathroom and sitting room, whilst on the top floor are three further bedrooms, a bathroom and a useful games room/sitting room with kitchen area; a great spot for children to enjoy. The basement level hosts a further two sizeable rooms, which could be utilised as further entertaining areas such as cinema room and games room, or used as a gym and office.

The ground and first floors offer outstanding high ceilings, large sash windows welcoming plenty of natural light, wooden flooring and cast-iron fireplaces.



Outside

Sharing an entrance off White Horse Lane, a private gravel driveway sits to the front of the property providing parking for several vehicles. The rear garden is mainly laid to lawn and being south facing offers plenty of sheltered spots to entertain. Nestled within its mature boundary, the gardens are an oasis away from the busy town life, with areas for wildlife, a duck pond, and a south facing terrace that expands across the back of the house, interspersed by pretty flower beds, hedging and climbing plants.

Location

The property is positioned in the popular town centre of Maldon, and within 0.6 of a mile from the waterfront, yet Friary West is hidden out of sight. Maldon provides plenty of amenities, including high street shops, independent retailers and a wealth of restaurants, pubs, cafés, supermarkets and leisure facilities. The town also provides a choice of schooling, including several primary schools, state secondary schooling at Plume School and independent schooling at Maldon Court Preparatory School.

Famous for its sea salt, Maldon sits on the mouth of the River Blackwater, providing sailing and other watersports in the Blackwater Estuary and sea beyond, as well as an array of delightful walking options in the surrounding areas. Chelmsford is 10 miles to the west, providing an excellent choice of shopping and leisure facilities, while the A12 is just seven miles away. There are a number of mainline stations (Chelmsford, Witham and Hatfield Peverel) all providing fast and regular services to Stratford and London Liverpool Street.

Distances

- In Maldon town centre
- Maldon Promenade 0.6 miles
- Chelmsford 10 miles
- Colchester 16.5 miles
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Nearby Stations

- Hatfield Peverel Station 5.9 miles
- Witham Station 6.8 miles
- Shenfield (Elizabeth Line) 20 miles

Key Locations

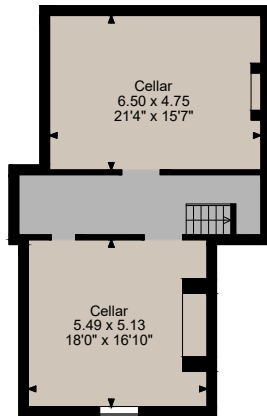
- Maldon Promenade Park
- Beeleigh Abbey Waters
- M&S

Nearby Schools

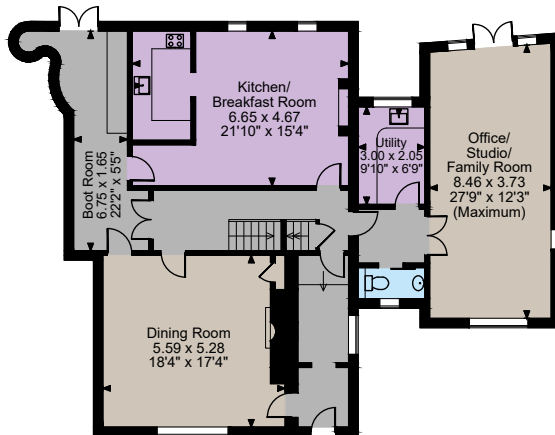
- Maldon Court Preparatory School
- Elm Green Preparatory School
- Heathcote School
- St Anne's School
- New Hall School



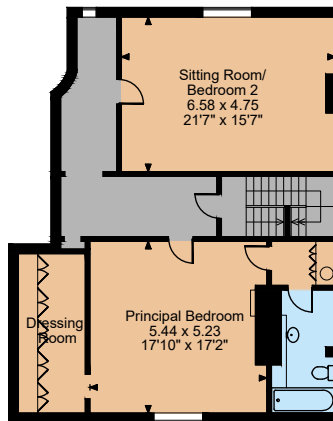




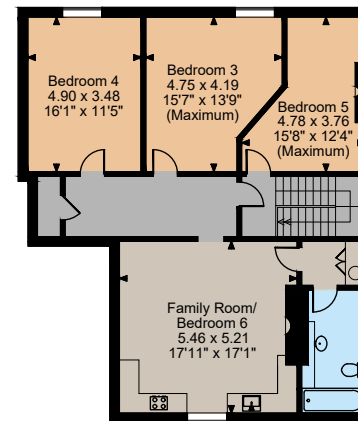
Lower Ground Floor



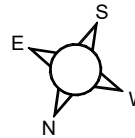
Ground Floor



First Floor



Second Floor



The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8641056/SS

Floorplans

House internal area 4,771 sq ft (443 sq m)

For identification purposes only.

Directions

CM9 5FJ

what3words: ///nowadays.approve.unframed - brings you to the property

General

Local Authority: Maldon District Council

Services: All mains services connected.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

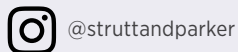
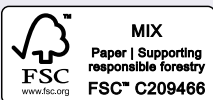
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Chelmsford

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