



# Goldhanger House

Goldhanger, Maldon, Essex



## A stunning Grade II listed manor house in the village of Goldhanger, near the River Blackwater.

Enjoying far reaching countryside and river views, this impressive Victorian village home with almost 7,000 sqft of internal accommodation, set within tranquil gardens and grounds, near the River Blackwater and Maldon Town centre.



**5 RECEPTION ROOMS**



**8 BEDROOMS**



**3 BATHROOMS**



**GARAGING BARN**



**1.1 ACRES**



**FREEHOLD**



**VILLAGE/  
WATERSIDE**



**6,937 SQ FT**



**GUIDE PRICE  
£1,500,000**



### The property

Goldhanger House is an impressive Grade II Listed former Reverend house, situated in the small and picturesque Essex village of Goldhanger, less than a mile from the River Blackwater and a few miles from Maldon Town. Although it is in need of updating, the property offers almost 7,000 sq ft of light-filled flexible accommodation arranged over three floors and features beautiful elevations of red brick with blue brick detailing and stunning period features including original fireplaces and tall windows welcoming plenty of natural light along with various other elegant, refined detailing; and of particular note, all aspects to this fine home host high ceilings and rooms of great proportions.

Configured to provide an elegant and practical living environment, the ground floor is accessed by imposing double doors which opens into the welcoming reception hall, with its high ceiling, arched entrances and turned staircases leading to the first-floor. Doors lead to two of the main reception rooms – the drawing room and the family room – both of

which are similarly proportioned, with dual aspects including bay windows and fireplaces fitted with stoves. Both formal rooms, lead via glass doors to the L-shaped, south and east-facing sun room, with sliding doors opening onto the gardens. The ground floor also has a formal dining room and a useful study, along with a large utility room and a kitchen/breakfast room. The kitchen has a useful breakfast area, while the utility room has flagstone flooring and could be converted into the kitchen if required, though both spaces require updating and the necessary consents to do so. The cellar provides additional storage and again has potential to be so much more than just a storage space.

On the first floor are six double bedrooms, including the principal bedroom with built-in storage and dressing room with a bathtub. The first floor also has two family bathrooms and a shower room, while stairs continue to the second floor, where there are a further three rooms, ideal for use as 2 bedrooms and a storage room, an au pair suite, or an office space and games room.









## Outside

The driveway leads to a parking area and turning circle in front of the house, as well as to the side, where there is a detached barn and carport and to the rear, where there is an integrated garage, providing further parking and space for home storage. Of particular note, the barn could be converted to a studio, office or annexe, subject to the necessary consents. The gardens surrounding the house have rolling lawns, bordered by and dotted with various mature trees and established shrubs and hedgerows. There is also a large south and east-facing raised patio area for al fresco dining, with steps leading down to the splendid rear lawn. Beyond the boundary and from the first floor, far reaching views can be enjoyed over neighbouring rural countryside and across to the River Blackwater beyond. Interestingly, Goldhanger House won an architectural design award when it was built.

## Location

The small village of Goldhanger sits on the banks of Goldhanger Creek on the River Blackwater estuary, close to the popular town of Maldon and within easy reach of the Essex coastline. The village has a local

pub, a church, a village hall, and community nursery, while historic Maldon provides plenty of amenities, including high street shops, independent retailers and a wealth of restaurants, cafés, supermarkets and leisure facilities. Maldon also provides a choice of schooling, including several primary schools, state secondary schooling at Plume School and independent schooling at Maldon Court Preparatory School; further private, state and grammar schooling are available in the areas. The area is renowned for its sailing, and there is a sailing club at Goldhanger, as well as a marina at Tollesbury.

Chelmsford is 15 miles to the west, providing an excellent choice of shopping and leisure facilities, while the A12 is 12 miles away. Witham and Kelvedon both have mainline railway services to London, with journey times of under an hour, whereas Chelmsford mainline station provides fast and regular services in 36 minutes.



## Distances

- Maldon 4.5 miles
- Tiptree 5.9 miles
- Witham 9 miles
- Colchester 14 miles

## Nearby Stations

- Witham
- Kelvedon
- Hatfield Peverel

## Key Locations

- Blackwater Estuary
- Mersea Island
- Maldon
- Colchester
- Chelmsford





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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8656111/TML

## Floorplans

Main House internal area 6,937 sq ft (644 sq m)

Garages internal area 509 sq ft (47 sq m)

Barn Building internal area 692 sq ft (64 sq m)

Shed internal area 73 sq ft 7 sq m)

Carport external area 285 sq ft (26 sq m)

Total internal area 8,211 sq ft 763 sq m)

For identification purposes only.

## Directions

CM9 8AR

**what3words:** ///squares.yacht.seating - brings you to the driveway

## General

**Local Authority:** Maldon District Council

**Services:** Oil fired central heating, all other mains services are connected.

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

**Council Tax:** H

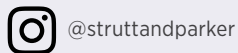
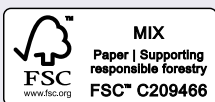
**EPC Rating:** F

## Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

**01245 254600**

chelmsford@struttandparker.com  
struttandparker.com



Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited