

Southview
Station Road
Essex



Strutt
& Parker

Land and property Since 1885

A spacious, well-presented detached family home with flexible accommodation, generous parking, outbuildings and extensive gardens.

The Property

This prestigious spacious detached residence is set behind gated access, with a generous gravel driveway, attached double garage and smart modern exterior. Occupying an expansive plot of approximately 0.75 acres, the property enjoys landscaped grounds, excellent privacy and superb outdoor space.

The ground floor centres around an impressive open-plan kitchen/reception/dining room, combining a large fitted kitchen with integrated appliances, central island, dining area and relaxed seating space with a feature wood-burning stove and garden access. A striking entrance hall, office, utility room, wet room/ WC and access to the integral garage complete the ground floor, with the garage also benefiting from storage accessed by a fitted staircase.

Across the first and second floors are five double bedrooms, including a lavish principal bedroom with French doors overlooking the rear garden, large en-suite shower room and dressing room. The remaining bedrooms are served by two four-piece bathroom suites, making the layout ideal for family living or guest accommodation.

Externally, the property is set within expansive, beautifully maintained grounds, with sweeping lawned gardens, mature planting and generous driveway parking. The rear garden is a particular feature, offering a superb setting for outdoor dining and entertaining, with an enclosed outdoor bar, large patio and seating area and fire pit. Additionally, there is a fenced vegetable patch with greenhouse, multiple fruit trees and fully secure dog kennel and run.

The size of the plot and flexible layout offer potential for further extension, reconfiguration or onward development, adding value, subject to the necessary planning permissions and consents.



Location

Cold Norton lies approximately four miles south of the town of Maldon and 10 miles southeast of Chelmsford. The village hall is centrally located within the village and is available to many groups and clubs. The local Public house, The Norton, is situated on the Latchingdon Road. Cold Norton Primary school is less than 0.5 miles away. The city of Chelmsford is 11 miles away and offered a comprehensive range of entertainment, shopping and educational facilities. Chelmsford's mainline railway station which provides a regular service to London Liverpool Street with an average journey time of 38 minutes. Alternatively, the mainline station at Wickford, 8.9 miles away, offers a slightly faster journey time of 36 minutes.

Postcode region: CM3

General

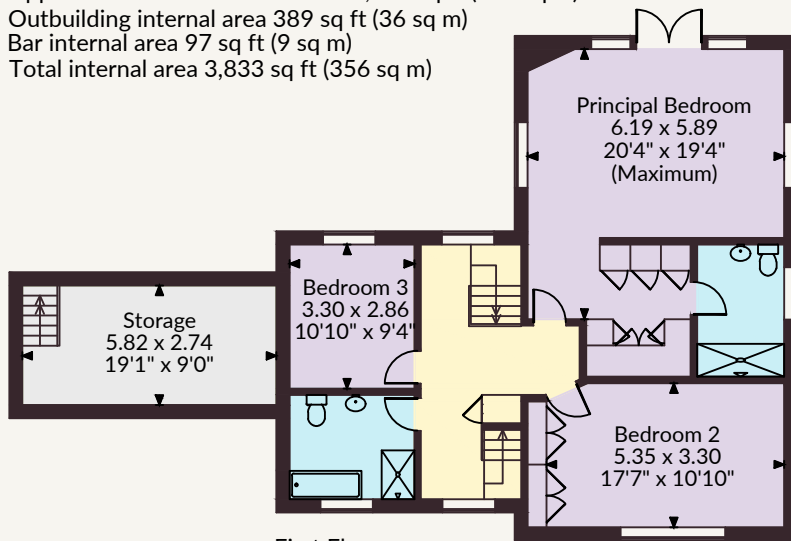
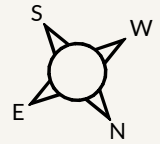
Local Authority: Maldon District Council
Services: Mains electricity, water and drainage. Underfloor heating throughout.
Council Tax: Band F
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

3,737 sq ft (347 sq m)
5 bedrooms
Open plan living area
4 bathrooms
Double garage
Outbuildings
About 0.75 acres

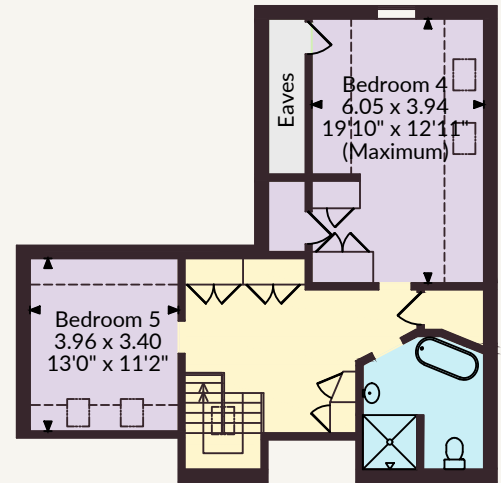
Guide price £1,100,000



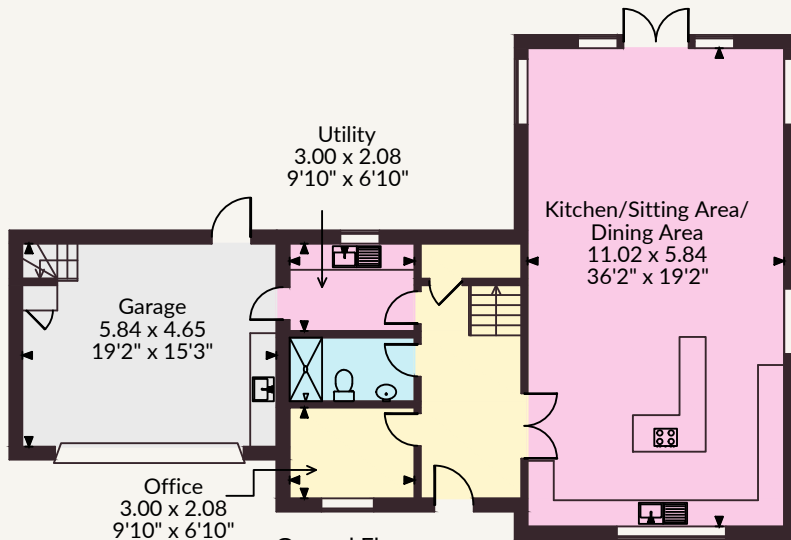
Southview, Station Road, Cold Norton, Chelmsford, Essex
 Approximate Gross internal area 3,347 sq ft (311 sq m)
 Outbuilding internal area 389 sq ft (36 sq m)
 Bar internal area 97 sq ft (9 sq m)
 Total internal area 3,833 sq ft (356 sq m)



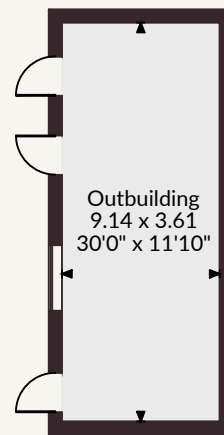
First Floor



Second Floor



Ground Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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Strutt & Parker Chelmsford

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