



Waverley
Ulting, Maldon, Essex

A detached part-rendered and sensitively-extended four bedroom family home in a sought-after Essex location

An attractive double-fronted property, sensitively combining modern amenities, quality fixtures and fittings and elegant décor throughout with some period features. It is located in a desirable semi-rural area, within easy reach of village and market town amenities and a station with journey times to central London from 39 minutes.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



PRIVATE PARKING



CORNER PLOT



FREEHOLD



SEMI-RURAL



1,857 SQ FT



**GUIDE PRICE
£800,000**



The property

Waverley is a double-fronted family home, extended to offer 1,857 sq ft of light-filled accommodation arranged over two floors. It sensitively combines modern amenities, quality fixtures and fittings and elegant décor with some period features, including high ceilings and original fireplaces.

The accommodation flows from a welcoming through reception hall with original tiled flooring, useful storage, a cloakroom, a door to a fitted utility room and a side lobby with garden access. It provides dual aspect sitting and snug rooms, both with high ceilings, picture rails and feature tiled open fireplaces, in the latter flanked on each side by bespoke shelving and storage. The ground floor accommodation is completed by a wooden-floored kitchen/dining/family room, almost 33ft in length and with glazing to all four aspects, flooding the area with natural light. The kitchen has a range of bespoke wall and base units, a breakfast bar, complementary worktops and splashbacks, a double Belfast sink and modern integrated appliances including a full-height wine

chiller. It opens on one side into a dining area with a large bay window with window seating, a large vaulted sky lantern and bi-fold doors to a terrace. On the other side, the kitchen opens into a family area, also benefitting from a large bay with window seating and incorporating French doors to a further terrace.

Stairs rise from the reception hall to a generous first floor landing. It gives access to a vaulted principal bedroom with an exposed A frame beam, raised glazed French doors opening to the roof above the dining area and affording far-reaching views over neighbouring countryside, fitted storage and a contemporary en suite shower room with twin sinks. Two of the three remaining bedrooms have built-in storage, the third having an original fireplace. There is also a modern part-tiled family bathroom.



Outside

Set on a corner plot screened by mature hedging and trees, Waverley is approached through a five-bar gate over a gravelled driveway providing private parking areas and giving access to an outhouse, suitable for a variety of uses. The well-maintained wraparound garden is laid mainly to lawn interspersed with some mature trees. It features numerous seating areas and paved terraces accessible from the family and dining areas, both ideal for entertaining and al fresco dining and enjoying lovely views over surrounding countryside.

Location

Waverley is set in a charming position on the edge of the picturesque village of Ulting, close to the historic market town of Maldon. Ulting provides a peaceful village environment, while Maldon offers a wider range of amenities, including shops, restaurants, schools and leisure facilities. Chelmsford and Colchester all offer more extensive shopping, services, along with nationally renowned grammar schools and with several well known private secondary and prep schools within easy reach. The surrounding area is well connected by road, with the A414 providing access towards Chelmsford and the wider Essex region, while rail services are available from Hatfield Peverel and Beaulieu Park stations (approximately 40 mins direct to London Liverpool Street).



Distances

- Ulting 2.3 miles
- Maldon 3.3 miles
- Witham 4.9 miles
- Chelmsford 8.7 miles

Nearby Stations

- Witham
- Hatfield Peverel
- Beaulieu Park

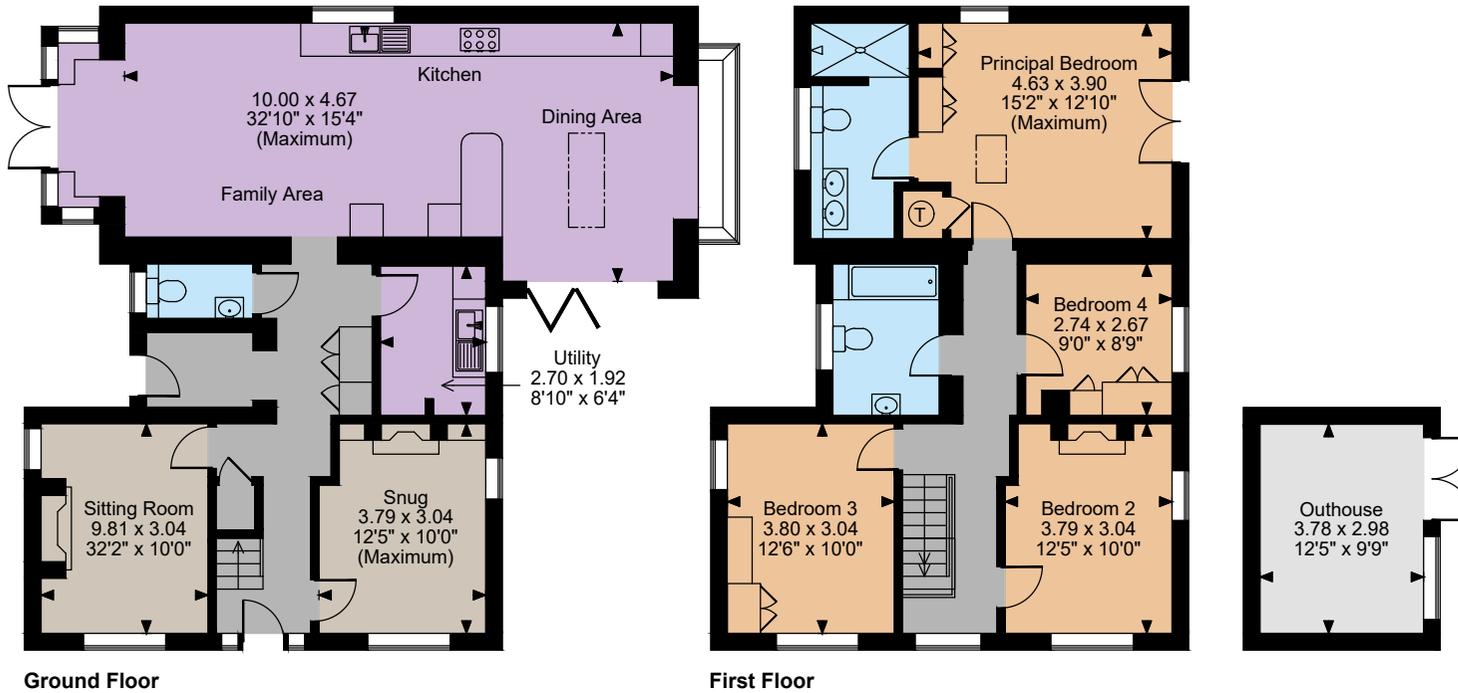
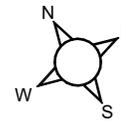
Key Locations

- The Blue Strawberry Bistro

Nearby Schools

- Elm Green Preparatory School
- New Hall School
- Colchester High School
- St John's School
- Chelmsford Grammar Schools





Floorplans

Main House internal area 1,857 sq ft (173 sq m)

Outhouse internal area 121 sq ft (11 sq m)

Total internal area 1,978 sq ft (184 sq m)

For identification purposes only.

Directions

CM9 6QQ

what3words: ///rate.necks.dinner - brings you to the driveway

General

Local Authority: Maldon District Council

Services: Mains electricity and water. Private drainage, which we understand is compliant.

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

Council Tax: Band E

EPC Rating: E

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

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