



Ulting Wick

Ulting, Maldon, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Stunning Grade II listed 6 bedroom farmhouse and barns set within exceptional, nationally recognised gardens.

Offering 12 acres of secluded tranquility this 16th century property typifies English country living, with a range of outbuildings, cottage and barns as well as swimming pool and tennis court



6 RECEPTION ROOMS



6 BEDROOMS & 2 BEDROOM COTTAGE



5 BATHROOMS



BARNs & BUILDINGS



12 ACRES



FREEHOLD



SEMI-RURAL/VILLAGE



11,594 SQ FT



GUIDE PRICE £2,500,000



The property

Dating to the 16th century Ulting Wick is a Grade II listed farmhouse set within approximately 12 acres of exceptional, nationally recognised gardens. The property presents a feel of timeless English character and charm from the original inglenook fireplaces and beams to the sash windows and peg tile roof.

A welcoming entrance hall, with access to cloakroom and utility, opens to the ground floor accommodation. There are five reception rooms including a large drawing room and dining room, while the family room and sitting room lead to a south-facing conservatory with double doors onto the terrace. The ground floor is completed by a traditional kitchen featuring an Aga, dining area and dual aspects to the front and rear gardens. Six bedrooms comprise the first floor accommodation, two with en-suite bathrooms, and a two further family bathrooms. The principal bedroom offers a spacious dressing room also.

A well appointed two bedroom cottage sits within the grounds, complete with fitted kitchen and bathroom, providing ancillary accommodation.

Outside

A further three barns serve as multipurpose outbuildings including an apple sorting barn, potting shed, tea barn and laundry. A productive vegetable garden is accompanied by a Victorian style greenhouse. Screened by mature trees and hedging, Ulting Wick is accessed via a gravel driveway with turning circle leading to additional parking. Expanses of manicured lawns are framed by specimen trees and plants, and flow to a series of discreet gardens providing beautiful pockets of tranquillity. The grounds extend to naturalistic areas of treelined meadows and a large pond which provides a focal point and sense of calm. A tennis court and swimming pool are thoughtfully positioned within the landscape, allowing practical enjoyment without detracting from the setting's natural elegance.







Location

Ulting Wick offers the best of both worlds; hidden away with its own secluded gardens in a semi-rural position amidst villages with local amenities, yet the property is well situated for commuting, with both the A12 and mainline railway stations only a few miles away.

Located along a country lane between the hamlet of Ulting and the village of Langford to the north-west of Maldon, there are a number of every day amenities available in many of the surrounding villages, from nurseries with coffee shops, farm shops for groceries, pubs, eateries and schools.

Maldon provides the main shopping and leisure facilities including a Marks and Spencer, two other major supermarkets, a wide range of shops including a butchers, fish mongers and greengrocers, several boutiques and a number of restaurants; not to mention the waterfront and promenade.

To the west Chelmsford and to the north Colchester offering a further range of shopping and educational facilities including a variety of excellent state and private schooling.

The property is well placed for those that enjoy country and waterside walks and cycle routes, particularly with Beeleigh Waters and the River Blackwater only a mile away.

For the commuter there are regular train services at Hatfield Peverel, Witham and Chelmsford. With direct services running to Liverpool Street in 44 minutes.



Distances

- Hatfield Peverel 2.5 miles
- Maldon 4 miles
- Chelmsford 9.7 miles
- London Stansted Airport 23.4 miles

Nearby Stations

- Hatfield Peverel 2.5 miles
- Witham 5.5 miles
- Chelmsford 9.7 miles

Key Locations

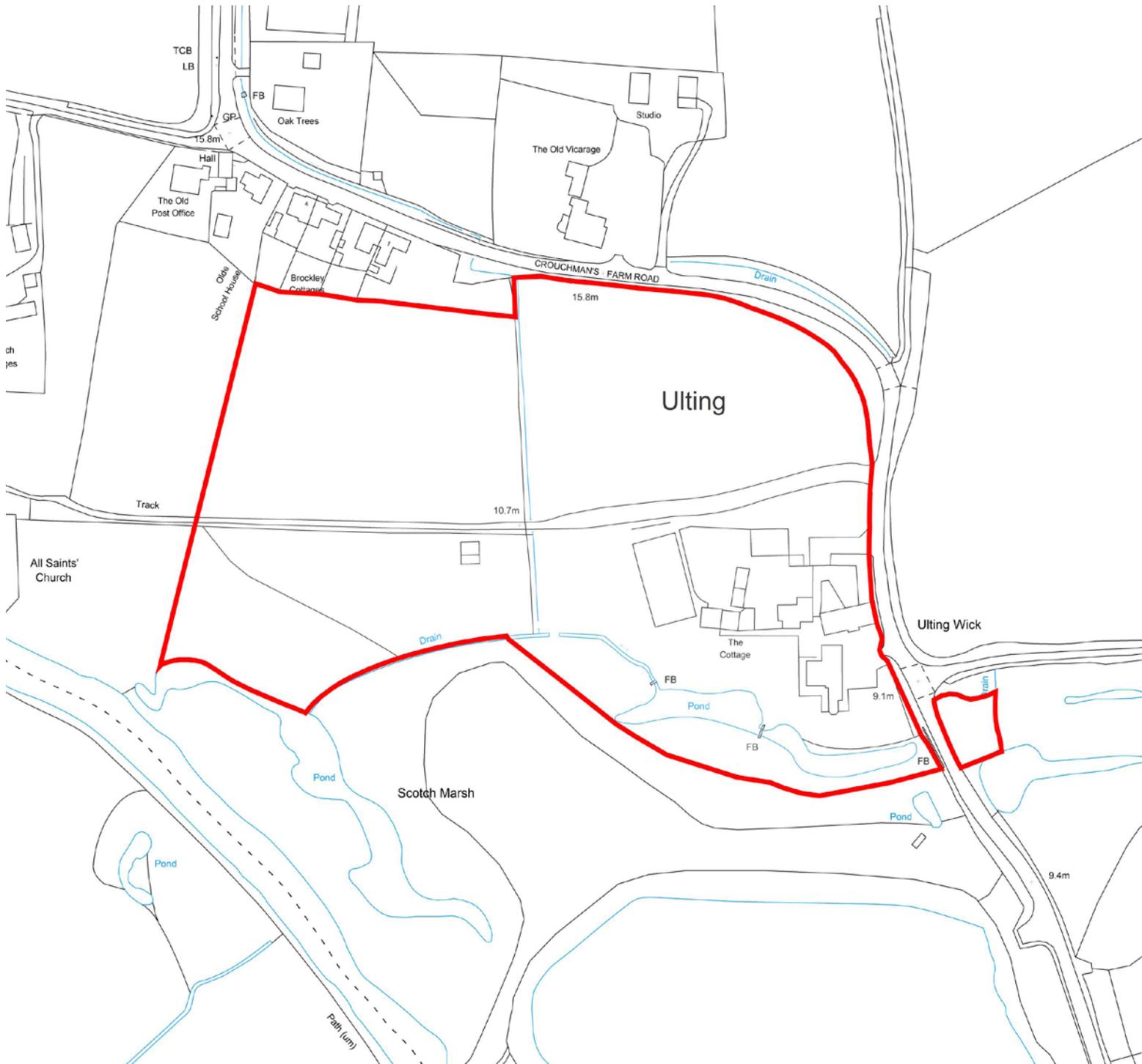
- Maldon Promenade
- Maldon Golf Club
- The Museum of Power

Nearby Schools

- New Hall School
- Elm Green School
- St Francis Primary School

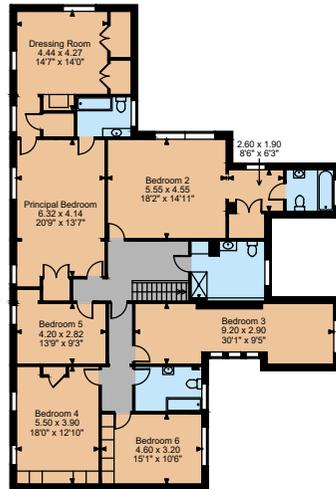




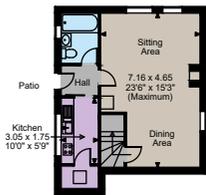




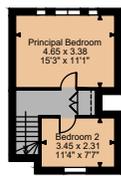
Ground Floor



First Floor



Cottage Ground Floor



Cottage First Floor



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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 5,002 sq ft (465 sq m)

Garage internal area 198 sq ft (18 sq m)

Outbuildings internal area 5,558 sq ft (516 sq m)

Cottage internal area 836 sq ft (78 sq m)

Total internal area 11,594 sq ft (1,077 sq m)

Quoted Area Excludes 'Swimming Pool'

For identification purposes only.

Directions

CM9 6QX

what3words: ///spans.elsewhere.creatures

General

Local Authority: Maldon District Council

Services: Mains electricity and water. Private drainage - Klargester, which we understand is compliant. Oil-fired central heating.

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

Council Tax main property: H

Council Tax cottage: D

EPC Main House Rating: F

EPC The Cottage Rating: G

Chelmsford

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