

Mountview Maldon



Strutt & Parker

Land and property. Since 1885.

Substantial and elegant residence with exceptional views, positioned in the heart of Maldon Town, near the River Blackwater.

The property

Originally St Francis Convent, this fine Grade II listed residence dates back to 1880. Now offering elegant and well-proportioned rooms arranged over four floors, to include a significant sized basement level; additionally, is a rooftop belvedere to take in the incredible views. Standing proud within its surprisingly generous plot, the property is positioned a moment away from Maldon's bustling historic town centre and waterfront yet is hidden away down West Chase.

Internally, the property has a flexible layout and could offer up to seven bedrooms and four reception rooms, with substantial additional entertaining space in the basement which has access to the gardens to allow for further indoor-outdoor living. At present the ground floor includes an impressive wood panelled entrance hall with beautiful feature gothic staircase giving access to the impressive kitchen/breakfast room with feature island and exceptional views from the full height windows across Maldon and the waterfront, along with bay windows and double doors onto a side walled terrace. In addition is the sitting room, snug, dining room and study. There is also a cloakroom, utility, laundry room and access to the double garage on this floor. The basement level has a multitude of rooms ideal for storage, along with a games/party room with doors to the gardens, a gym, the plant room, and a further cloakroom.

The first floor currently comprises the principal bedroom with dressing room and ensuite bathroom, bedroom two with substantial en-suite, a further bedroom and a family bathroom. The remaining bedrooms and bathroom are on the second floor and of particular note the majority of this fine home enjoy the same breath taking views.

The Belvedere is the showstopper for those that want a space to escape the world, and on new year's eve, this is a spot to take in the fireworks from all around with its 360 degree panoramic vista.

Hidden behind double electric gates with brick pillared security wall, the entrance to the property can be found via St Francis Primary School staff carpark. To the front aspect is ample driveway parking and access to the double garage, whilst the majority of the plot sits to the site and rear aspects. The secluded side terrace is quite the future and the perfect spot for entertaining with access from the kitchen/breakfast and steps down to the main garden. The rest of the gardens are currently undergoing improvement, though for now they are mainly lawned with further steps and access from the basement level.

7,194 sq ft (668 sq m)

7 bedrooms | 4 reception rooms | 3 bathrooms

Basement with gym and games room | Double garage | Gardens

Gated | Parking | Leasehold

Guide price £1,500,000

Location

Enjoying a remarkable position with elevated views over Maldon and the River Blackwater, the property is positioned in the heart of the popular town of Maldon, and striking distance from the waterfront, yet 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 water sports 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.

Postcode region: CM9

General

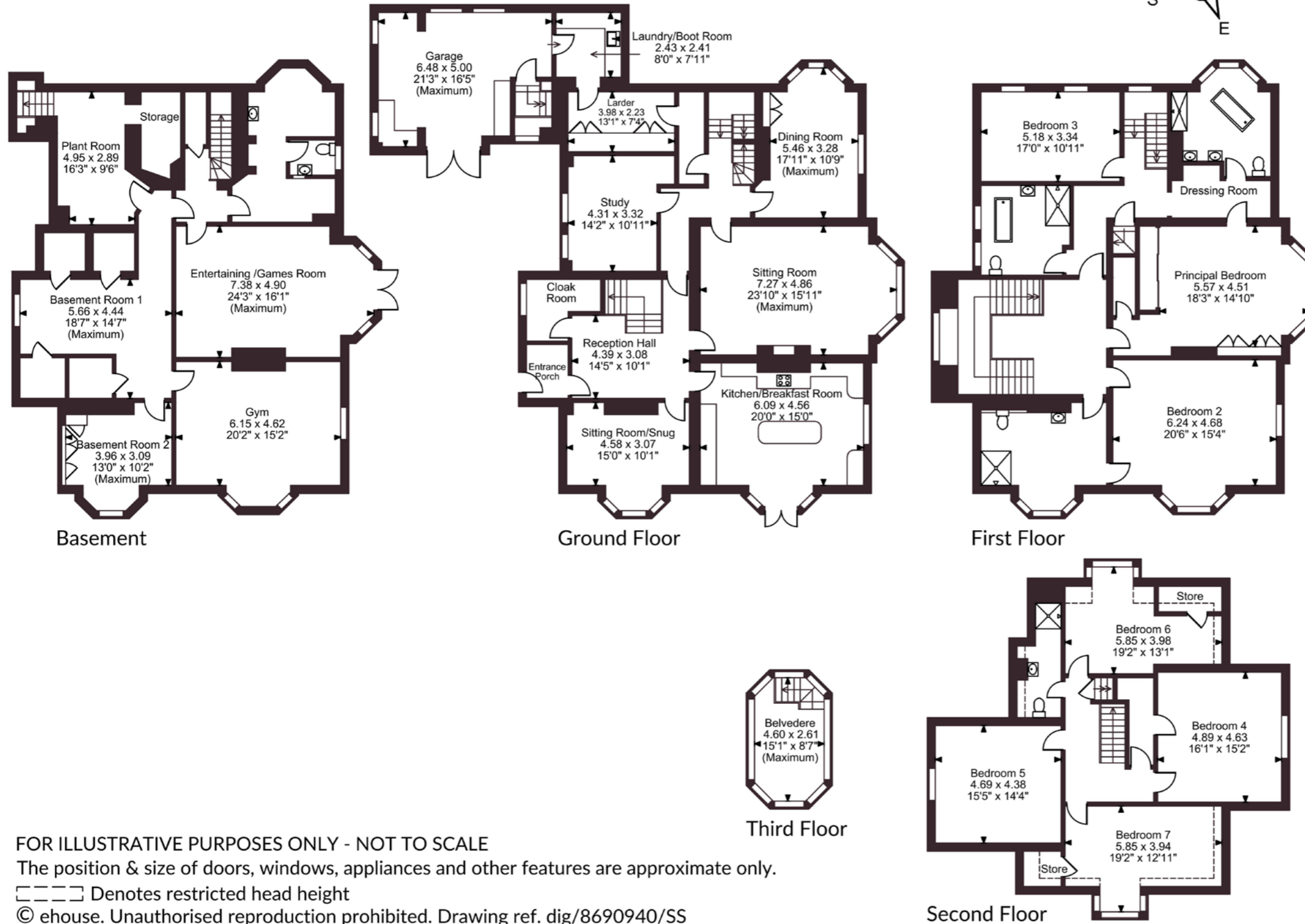
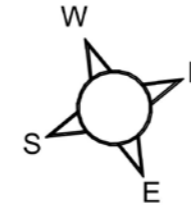
Local Authority: Maldon District Council
Services: All mains services connected. Gas central heating.
Council Tax: Band H
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Agents Note - The property is leasehold with 994 years remaining. The ground rent is £1 per annum (we understand the first 100 years have been paid).

There is a right of access through the gate to the side of the driveway which we understand has a coded lock for school teachers to access the neighbouring St Francis Catholic Primary School.



Mountview West Chase, Maldon
 Main House internal area 6,893 sq ft (640 sq m)
 Garage internal area 301 sq ft (28 sq m)
 Total internal area 7,194 sq ft (668 sq m)



Strutt & Parker Chelmsford
 Saxon House, 27 Duke Street, Chelmsford, Essex,
 01245 254600 | chelmsford@struttandparker.com

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 ☐☐☐☐ Denotes restricted head height
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@struttandparker struttandparker.com

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WOMEN'S SOCIETY
MYRA SADD-BROWN
(1875 - 1946)
LIVED HERE
1875 TO 1936
SUPPORTER AND MEMBER
OF WOMEN'S SOCIETY
OF WALSLEY LOCAL

POST

Mount
View

Strutt
& Parker

Land and property. Since 1885.