



The Hay Barn, 3 Wycke Court, Maldon, Essex

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The Hay Barn

3 Wycke Court, Maldon, Essex, CM9 6FS

A detached four bedroom family home located on an exclusive development near to local town amenities

Maldon High Street 0.7 miles, Hatfield Peverel station 6.3 miles (London Liverpool Street 41 minutes), Witham station 7.2 miles (London Liverpool Street 44 minutes), Chelmsford 9.7 miles, A12 (Jct. 20B) 6 miles, London Southend Airport 21.3 miles, central London 48.3 miles

Reception hall | Sitting room | Kitchen/ breakfast/dining room | Utility room
Cloakroom | 3 Bedrooms en suite | 1 Further bedroom | Family bathroom

Garden | Garage | Garden room | Driveway
EPC Rating C

The property

Forming part of a private enclave of only seven detached homes, The Hay Barn is an attractive weatherboarded barn conversion offering almost 3,240 sq. ft. of light-filled flexible accommodation arranged over two floors and with planning permission to create a side extension with a double garage.

The ground floor accommodation has underfloor heating throughout and flows from a welcoming double-height reception hall with cloakroom, full-height glazing and galleried landing over and comprises a generous sitting room with a stone fireplace and bi-fold doors to the terrace, a well-proportioned study and an extensive open-plan Nicholas Anthony kitchen/breakfast/dining room. The kitchen offers a range of modern wall and base units including a granite breakfast bar and modern integrated appliances, while the vaulted double-

height dining room has space for a sizeable table and bi-fold doors to the terrace. A useful neighbouring fitted utility room with doors to the integral garage and rear garden, completes the ground floor facilities.

Stairs rise from the reception hall to a stunning galleried first floor landing, giving access to four double bedrooms, three with modern en-suite shower rooms along with a separate contemporary family bathroom.

Outside

Having plenty of kerb appeal, the property is approached over a shared driveway and part-block-paved forecourt providing private parking and giving access to the integral garage. The property benefits from an additional space in the cartlodes at the entrance to the development. The enclosed rear garden is laid mainly to level lawn and features a 27 ft. garden room with bi-fold doors to a paved seating area, a children's play area and a large porcelain paved terrace, ideal for entertaining and al fresco dining.

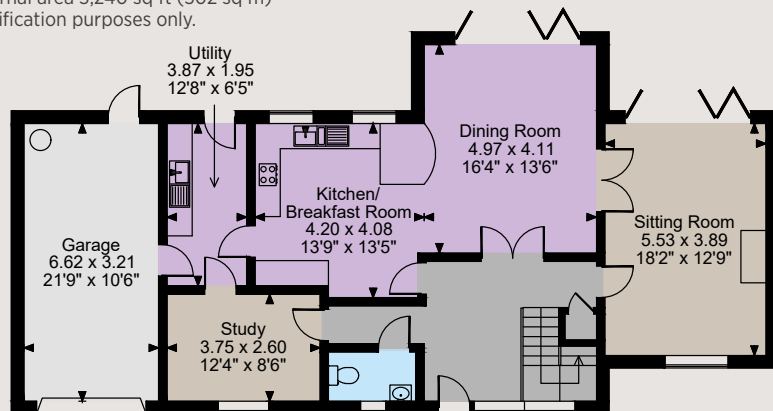
Location

The historic riverside market town of Maldon, renowned for its sea salt production, offers a good selection of both independent and high street shopping, a butcher, fishmonger, supermarkets including an M & S food store and numerous restaurants as well as a wide range of services, a community centre, hospital and primary and secondary schooling. Maldon offers a good range of day-to-day amenities including churches, local shopping, a Post Office, library, GP surgery and numerous public houses. The property enjoys excellent links to the motorway network via the A12 and connecting M25, as well as town buses to major regional centres and a nearby train stations at Hatfield Peverel and Witham offering excellent rail links to London Liverpool Street. The area offers a good selection of independent schools including Maldon Court, Heathcote, Elm Green, New Hall, St. Anne's and St. Cedd's.

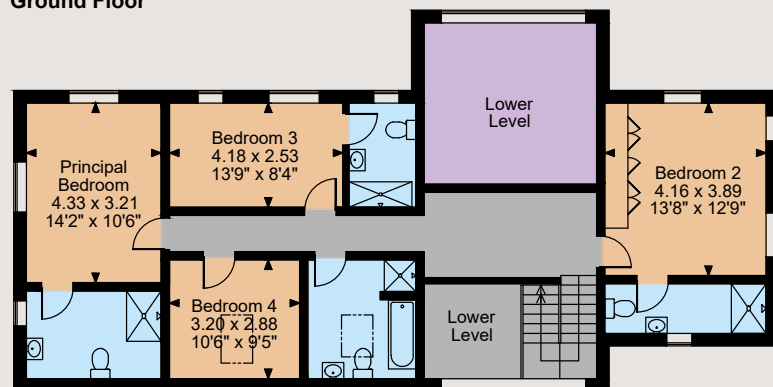




Floorplans
Main House internal area 2,921 sq ft (272 sq m)
(Including Garage Area)
Garden Room internal area 319 sq ft (30 sq m)
Total internal area 3,240 sq ft (302 sq m)
For identification purposes only.

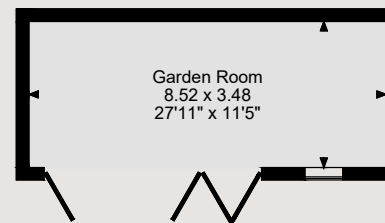
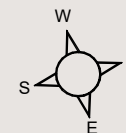


Ground Floor



First Floor

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

From Strutt & Parker's Chelmsford office head to Parkway (A1060), then at Army and Navy Roundabout take the 2nd exit onto Essex Yeomanry Way (A1114). After 1.1 miles take the exit signposted Great Barrow/Maldon then, at the roundabout, take the 1st exit onto Maldon Road. After 0.9 mile at Sandon Interchange continue straight to stay on Maldon Road (A414), follow A414 for 6.1 miles then bear left onto Wycke Hill (A414). After 0.3 mile the property can be found on the left.

General

Local Authority: Maldon District Council

Services: Mains gas, electricity, water and drainage. Gas-fired and underfloor central heating.

Council Tax: Band G

Tenure: Freehold

Asking Price: £1,250,000

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

01245 254600

chelmsford@struttandparker.com
struttandparker.com



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