An impressive modern country house with significant outbuildings set in 14 acres on the Blackwater Estuary

8,428 sq ft of accommodation comprising:
- Reception hall
- Drawing room
- Dining room
- Sitting room
- 936 sq ft kitchen
- 2nd kitchen
- Breakfast room
- Study
- Utility room
- Boot room
- Ground floor cloakroom
- Ground floor wet room
- Cellar
- 8 First floor bedrooms (4 en-suite)
- 4 Second floor bedrooms (2 en-suite)
- 7 Bathrooms

16,042 sq ft of outbuildings including:
- Clad Boulton & Paul steel portal frame building 78’8” x 78’3”
- Concrete block/part weather-boarded steel/wooden frame former cattle buildings with open sides and divisions
- Garden
- Stable block
- Hardstanding

Private gated drive

ABOUT 14 ACRES

Southminster 4.5 miles
(London Liverpool Street from 71 mins)
Burnham-on-Crouch 7 miles
Maldon 12 miles
Chelmsford 20 miles

Steeple Wick Hall is set in a lovely stretch of open countryside on the Dengie peninsula, which lies on the Essex coast east of the town of Maldon (12 miles). The village of Southminster is about 5 miles to the south and has a number of local shops, restaurants, public houses, a doctor’s surgery and a station on the line into London Liverpool Street. It is the nearest primary school, while the local secondary school (Ormiston Rivers Academy) is situated on the outskirts of the small town of Burnham-on-Crouch (6 miles). Burnham and the large town of Maldon both offer a wider range of shops and other facilities and are nurse for sailing and yachting, while the city of Chelmsford is home to two outstanding grammar schools, a number of independent schools and a bustling shopping centre.

The house is understood to have been built in 2005 on the site of a former farmhouse and is located up a no-through road (a minor public highway leading to the Marconi Sailing Club) with extensive views over the marshes and estuary. There is a number of adjacent outbuildings to the west of the house that would provide excellent scope for equestrian or commercial interests and the site includes 14 acres of land surrounding the house and buildings and extending towards the coast.

The house is an impressive property constructed of red brick under a pitched slate roof and provides an extensive range of well proportioned and versatile accommodation. The interior is light and airy and the majority of the rooms have ground floor access and double glazed sliding sash windows that extend almost to floor level in the principal reception rooms.

Steps at the front of the house lead up to the stone entrance porch leading through to a large hall and main reception rooms, with full open fronted fire and woodburning stove. An inner hall provides access to the west wing and a sitting room, an enormous kitchen/dining/

The oak staircase in the hall sweeps up to a galleried first floor landing and the seven principal bedrooms. All of these rooms enjoy outstanding views over the surrounding countryside towards the River Blackwater and all of them are en-suite. The second floor provides four more bedrooms and includes the largest of which has a balcony with breathtaking 180 degree views of the estuary. This floor offers excellent scope for creating self-contained guest quarters and additional recreational rooms such as a cinema or games room.

The house is approached through automatic electric gates and an impressive 25m drive leading to a carriage driveway that sweeps across the front of the house and on to the outbuildings beyond. Theproperty is approached through a minor lane adjacent to the vector, which includes a oil tank and storage area and would be an ideal site for a garage or garages.
The grounds are concentrated around the north, west and east sides of the house and are mainly set to lawns dotted with young trees, with a boundary of mature hedges at the rear. A large paved terrace runs along much of the west side and across the house down to adjoining lawns, two post and rail paddocks and a number of outbuildings that would lend themselves particularly well to conversion to an indoor riding school and stable yard.

**General Remarks and Stipulations**

- **Services**
  - Mains water, electricity. Private drainage. Oil-fired heating.

- **Viewing**
  - Strictly by appointment with Savills.

- **Directions (From Chelmsford)**
  - Take the A414 and take the first exit towards Danbury. Proceed through Danbury and at the roundabout proceed straight across onto the B1010 towards Burnham on Crouch. Proceed through Latchingdon and after leaving the village (by the church) continue straight onto Steeple. Continue for approximately 4 miles reaching Steeple and then take the first turning on your left after The Star public house onto Stanegate Road. Continue onto Stanegate Road for 0.8 miles before turning right onto an unmade road. After 0.2 miles you will reach a bend in the road, keep left and proceed towards the house.
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