



# THE OLD COURT HOUSE

LONDON ROAD, MALDON



## A BEAUTIFULLY RENOVATED CONVERTED FORMER COURT HOUSE ON ONE OF THE BEST ROADS IN MALDON

3,926 sq ft • 4 bedrooms • Sitting room/bedroom 3  
Dining room/bedroom 4 • Shower room • 3 bathrooms  
(1 en suite) • Former Court Room/Main reception room  
40'10" x 26'8" • Gallery above Court Room • Kitchen/  
family room • Courtyard garden • Roof garden  
Off street parking

Danbury 4.5 miles, Hatfield Peverel 5.8 miles (Liverpool  
Street 46 minutes), A12 (Junction 18) 6.9 miles, Sandon  
Park and Ride 7 miles, Chelmsford 10.3 miles (Liverpool  
Street 36 minutes).

The Old Court House is located on London Road, which is a short  
distance from Maldon High Street. Maldon is a lively former market  
town on the River Blackwater that dates back to Anglo-Saxon times  
and is famous, among other things, for its Sea Salt and the traditional  
Thames sailing barges that use it as their home port. There is an excellent  
preparatory school (Maldon Court) near the centre of the town and  
shopping and leisure facilities include a Marks & Spencer's, two other  
major supermarkets, a wide range of shops including a butcher, fishmonger  
and greengrocer, several boutiques and a number of restaurants. Junction  
18 of the A12 is 7 miles away at Sandon and the railway commuter has  
the choice of stations at nearby Hatfield Peverel, Witham and Chelmsford  
for the main line from Norwich to London Liverpool Street.



The Old Court House dates back to 1858 and is listed as being of architectural or historical interest Grade II. The property served as a magistrates' court and as a county court until it was closed in 1992 when it was bought by the previous owners, whose superb and original conversion resulted in a spacious town house of great character. The current owner has subsequently completed a painstaking programme of improvement that has included reconfiguring the bedrooms to create a much larger open plan kitchen/family room with AGA and a sitting room (which can also be used as a fourth bedroom). The conversion has also incorporated many of the original features, such as the stone royal arms on top of the parapet and the Court Office and judges' Robing Room now converted to bedrooms, the Public Waiting Room has become the sitting room/fourth bedroom and one of the shower rooms was formerly the judges' W.C.

The layout of the accommodation allows for considerable versatility as the bedrooms can be used as additional reception rooms and vice versa. The rooms on the ground floor are arranged around the main reception room, which is the very imposing and impressive former Court Room with a ceiling height of six metres and a feature gallery area above. This is approached by two spiral staircases at ground floor level and provides a games area overlooking the main reception room.

There is a good-sized area of off street parking in front of The Old Court House and the property itself is built around a private and secluded courtyard. Of particular note is a wonderful roof garden with decking, lighting and distant river views over the surrounding rooftops.

## VIEWING

Strictly by prior appointment with the sole agents Savills.

## SERVICES

Mains water, electricity, gas and drainage.

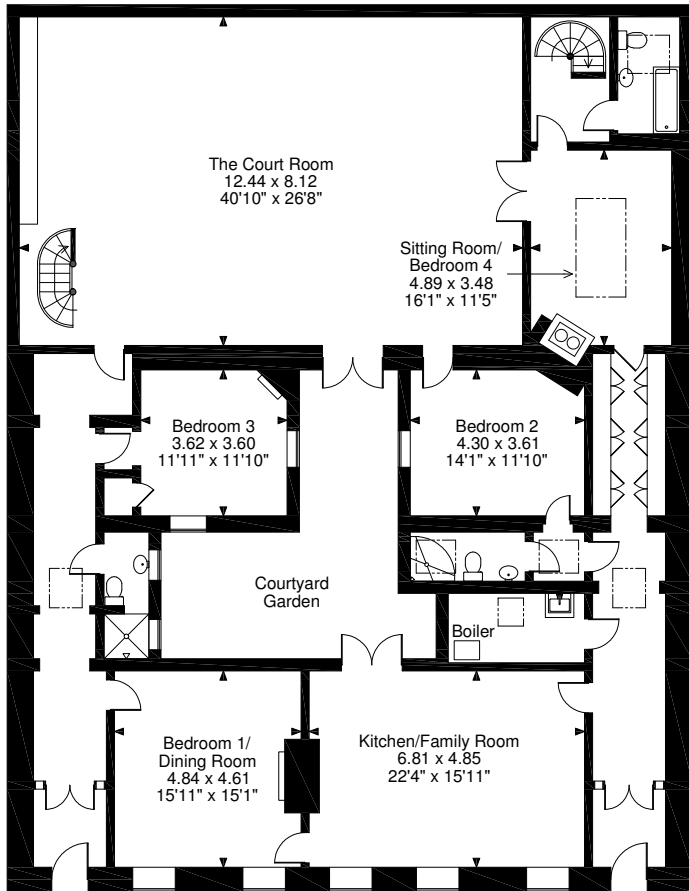


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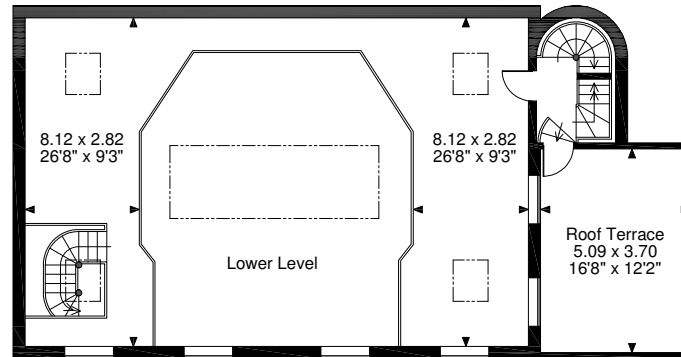
MALDON

TOTAL GROSS INTERNAL AREA  
3,851 SQ FT / 358 SQ M

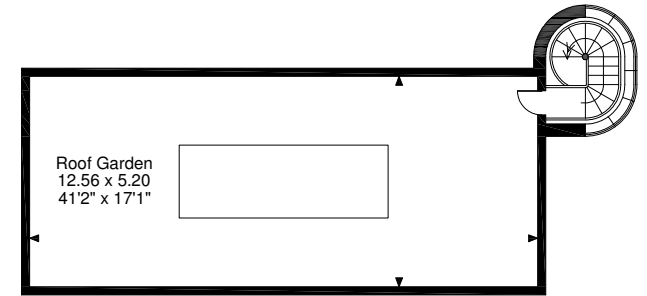
QUOTED AREA EXCLUDES 'GARDEN COURTYARD'



Ground Floor



Mezzanine Floor Above The Court Room



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

(From Chelmsford)

From Chelmsford head east on the A1114 towards Great Baddow and the A12. After approximately 3 miles take the 2nd exit on the roundabout onto the A414 towards Danbury. Continue through Danbury village and after approximately 4 miles turn left onto Old London Road. After a mile and a half turn right at The Warren Golf Club and continue for approximately 2 miles. Once you have crossed the bridge and begin climbing the hill on the approach into Maldon the house will be found after approximately half a mile on the right hand side.

## IMPORTANT NOTICE

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