



An elegant period house about 175 yards from Maldon High Street

Beeleigh View, 3A Cromwell Hill, Maldon, Essex

Freehold

savills



Beautifully presented period home • Custom fitted kitchen/family room • Expansive views to the rear • Four generous bedrooms • Walk to Maldon Court Prep school • Hythe Quay within half a mile

Local Information

Maldon Court Prep School: walking distance; Hythe Quay: 0.5 miles; Maldon High Street: 175 yards (shopping and eateries); A12: 7 miles; Chelmsford City: 10 miles. All distances approximate.

Beeleigh View is situated in Maldon's conservation area, within a quiet cul-de-sac turning which features many attractive period properties on the immediate edge of Maldon High street.

Maldon is a lively former market town on the River Blackwater dating back to the Anglo Saxon times and is famous, amongst other things for its sea salt and the traditional Thames sailing barges which use Maldon as their home port.

Shopping and leisure facilities include a Marks & Spencer, two other major supermarkets and a wide range of shops including butcher's, fishmonger's and green grocer's, several boutiques and a number of restaurants.

There is also an excellent prep school within walking distance of the property.

About this property

The property dates back to the early 19th century and is listed as being of Architectural or Historical Interest Grade II. An extract from

the listing states "...a house of two storeys with basement, three window range. Two light casements with segmental arched heads on first floor. The ground floor has cellar entrance, French window and flight of three steps up to semi-circular-headed door opening with c.20 hood." The elevations are colour-washed rendered relieved by deep windows. A welcoming hallway provides access to the home office at the front of the property and a spacious living room with lofty ceiling heights, tall windows and a log burner. Taking centre stage at the rear of the house is a large kitchen/family room with a great deal of natural light from two sets of bi-fold doors. The kitchen is finished with a range of bespoke handmade units from Higham Kitchens finished with painted light-grey cabinetry with contrasting granite tops anchored around an island unit which adjoins a dining and sitting room. There are fantastic views from this room elevated towards Wickham Bishops. Beyond lies a utility room and cloakroom with a traditional suite and tiling. Stairs from the kitchen, retained by a glass balustrade, lead to a cellar room with a natural lightwell making for an ideal children's playroom or cinema room.

On the first floor there are four generous bedrooms with high ceilings and deep windows, a fully



tiled shower room and spacious bathroom with a traditional suite feature an oval bath and traditional floor and wall tiling.

Outside

There is parking at the front of the house for one car. The owners currently rent a further space close by. The rear gardens have been landscaped in a split level design and feature a terrace outside of the kitchen which is ideal for al fresco dining, a lawned garden area, a productive vegetable patch and a useful garden cabin with electric which in itself has lovely views over the adjoining countryside and may well suit as a further home office.

Tenure

Freehold.

Services

All mains services.

Directions

Upon entering Maldon High Street from London Road, continue toward All Saints Church, turning left beside the church in to Silver Street where Cromwell Hill will be found as the second turning on the right-hand side and Beeleigh View, No 3A, will be found on the left.

Postcode

CM4 9QD

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.

Telephone:

+44 (0) 1245 293 233.





Approximate Area = 155.5 sq m / 1674 sq ft
Basement = 16.4 sq m / 176 sq ft
Total = 171.9 sq m / 1850 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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