



# Fambridge Road, North Fambridge, CM3 6NB

Council Tax Band F (Maldon District Council)

 4  4  2

£1,100,000 Freehold

## ACCOMMODATION

A rare opportunity to purchase a superbly presented detached Edwardian home which has been lovingly improved and extended by the current owners to provide 3148 sq ft of accommodation. The moment you enter this stunning family home the many improvements made by the current owners and the space they have created through carefully planned extensions of the property become very obvious.

The entrance hall is central to the ground floor space which includes ground floor cloakroom, 21ft bay fronted living room with feature fireplace and woodburner, a separate sitting room and a utility room. The most recent extension across the rear of the house has allowed the owners to create a stunning open plan area perfect for entertaining with a large dining space which flows seamlessly into the kitchen area which features a central island unit and handmade bespoke units by Charles Yorke. The kitchen and dining areas extend into a large open plan summer room and study which features two large roof lanterns, large windows and bi-folding doors opening onto the terrace and garden area beyond.

On the first floor there are four spacious double bedrooms with the principal bedroom featuring a dressing room and en-suite shower and a walk in wardrobe to bedroom two. There is a stunning and spacious family bathroom with free standing clawfoot bath and a separate shower. The loft space is partly boarded with velux windows and we are informed by the sellers that planning consent (lapsed) was given in the past to convert the loft space into additional bedroom space.

Outside the property enjoys a generous plot with ample parking to the front and a secure integral garage with double doors and an electric roller door for added security. The rear garden is predominantly lawned with mature trees and shrubs a large workshop/shed and additional storage shed. The property features oil fired central heating, double glazed sash windows and mains drainage with LPG available for the kitchen area and cooking.

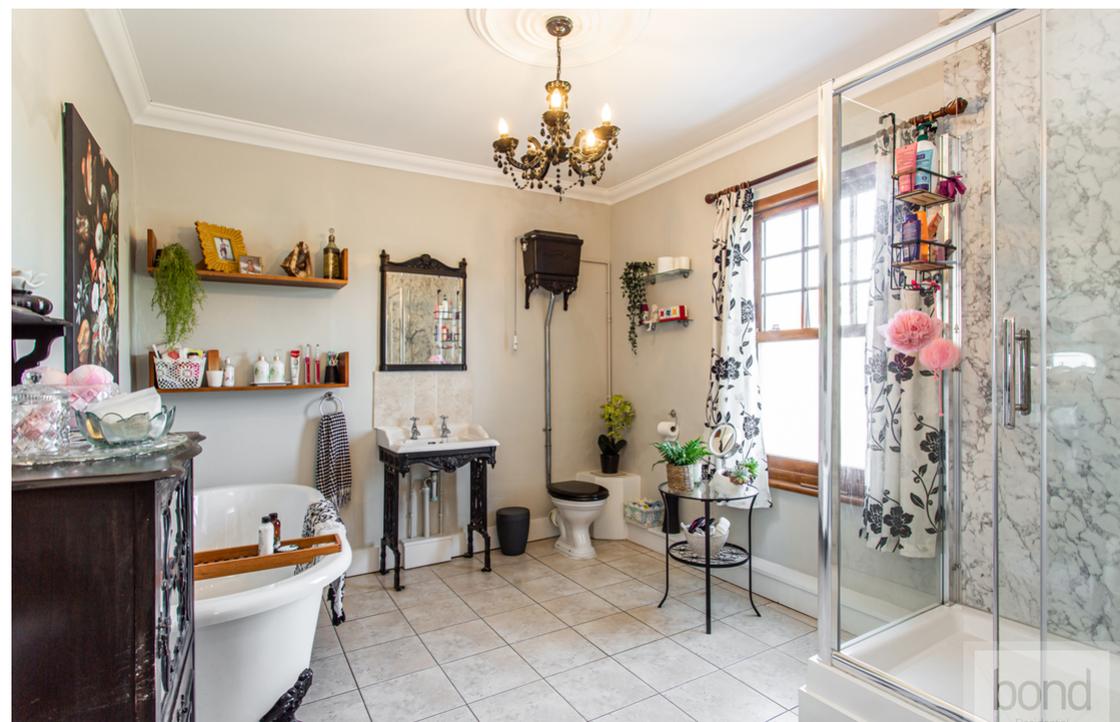
## LOCATION

Nestled on the banks of the River Crouch is one of Essex's best kept secrets! The village of North Fambridge is one of the most desirable and sought after villages on the Crouch Estuary. Local residents will tell you it is a fantastic place to live as it offers the best of both worlds!

An idyllic escape from urban and city life which is centred around the yacht club and marina. A short walk from the property is The Ferryboat Inn an historic 16th Century Pub which has been much improved to provide 21st century comfort and space and is highly rated on trip adviser. It is a great place to return to after enjoying one of the many wonderful walks along the river or a visit to Blue House Farm nature reserve which is now a site of special scientific interest.

All of these wonderful leisure opportunities and more are available on your doorstep and yet commuters can still reach London in less than an hour thanks to the rail services provided at North Fambridge station. Local towns such as South Woodham Ferrers (3 miles), Maldon and Burnham on Crouch are all within a short car journey. The cities of Southend and Chelmsford are both within a 30-40 minute drive away.

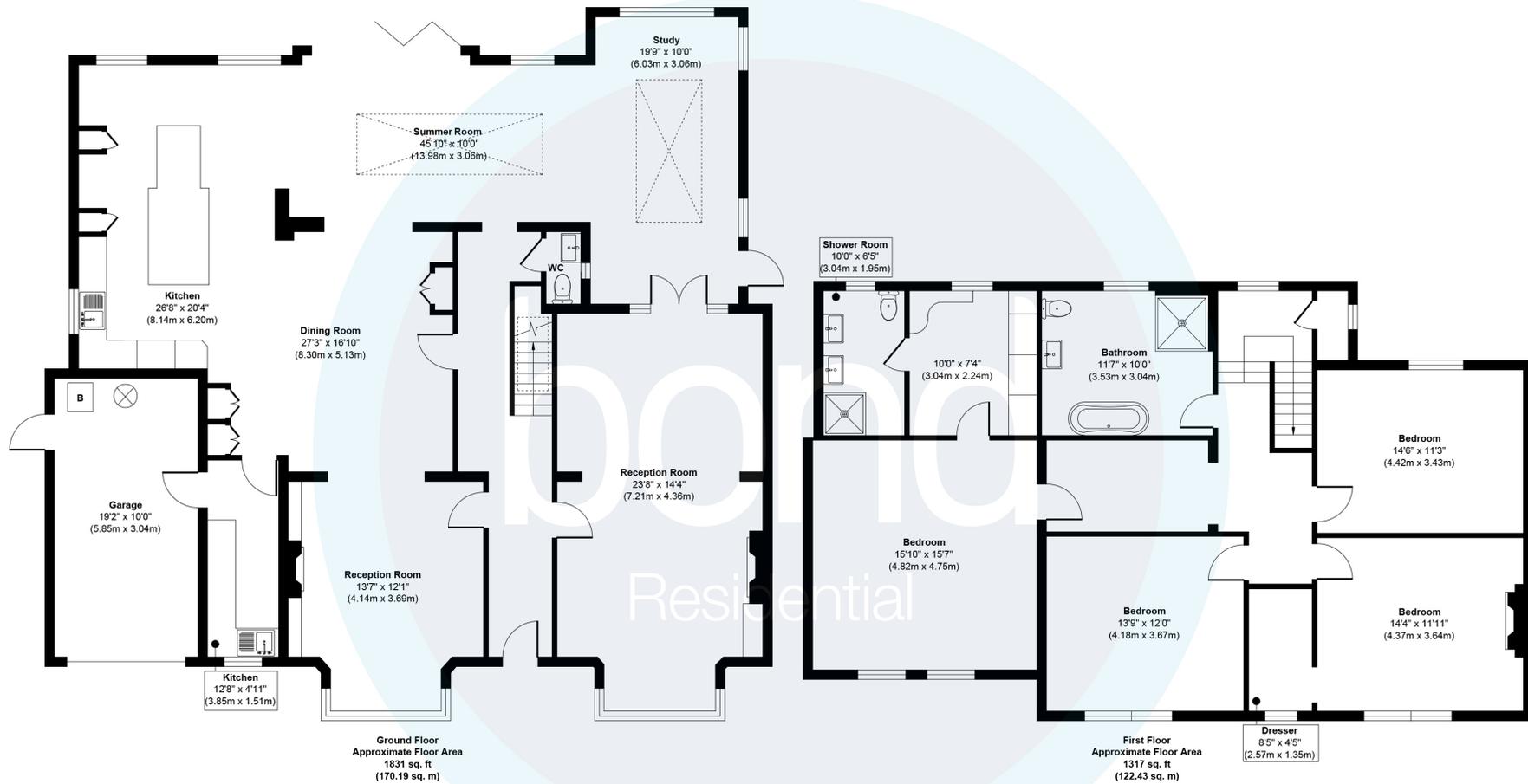
- 3148 sq ft of superbly presented accommodation
- 0.23 of an acre plot
- Separate sitting room and living room
- Large study
- Principal bedroom with en-suite and dressing room
- Planning consent previously approved for loft conversion
- Garage & ample off road parking
- Luxury bespoke handmade Charles Yorke kitchen
- Short walk to mainline station and marina
- Stunning open plan kitchen/dining/summer room
- Four double bedrooms
- Double glazed sash windows
- Internal viewing essential











**Approx. Gross Internal Floor Area 3148 sq. ft / 292.62 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

10, Maldon Road,  
Danbury, Essex, CM3 4QQ  
Telephone: 01245 222856  
Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)

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