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Residential

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Lodge Lane, Purleigh, CM3 6PW

Council Tax Band F (Maldon District Council)



£1,195,000 Freehold

Located in the sought-after village of Purleigh, Burnt House is a stunning Grade II listed timber framed property with concrete foundations which was first recorded in a deed dated 1696 and was formerly a Tax Collecting Office c.1900's. It has been meticulously re-styled in recent years to provide the perfect blend of charm and character with stylish modern living, and was re-decorated and re-carpeted by the present owners in 2024.

ACCOMMODATION

An inviting entrance hall also provides a practical boot room and offers a welcoming first impression and provides space for a study or reading area and opens into two reception areas which are divided by a striking original fireplace with a wood-burning stove and exposed beams, the second area provides dining space and links seamlessly into a stunning kitchen/breakfast room which is dual aspect and bathed in light from the roof lantern. The kitchen features a herringbone wood floor with vaulted ceiling and offers bespoke country style units with integrated appliances and a large central island with breakfast bar and inset copper sink. There is access out into a charming courtyard with access to Mill Lane. Beyond the kitchen, sliding doors open into a further vaulted reception room with an Optimyst stove and French doors to the courtyard – a perfect family or entertaining area. The ground floor suite/annexe provides a spacious bedroom with a luxurious en-suite bathroom featuring a separate shower and twin vanity units. A further ground floor shower room is also conveniently positioned off the kitchen. On the first floor there are three additional bedrooms, one of which has currently been set up as a dressing room and features free standing wardrobes.

OUTSIDE

The grounds of Burnt House extend to circa 0.80 of an acre and are another highlight of this wonderful home. They have been landscaped and beautifully designed to provide a space which is tranquility itself and therefore ideal for those seeking to escape the rigours of everyday life and enjoy a garden with relaxation and outdoor entertaining at its very heart. At the centre of the leisure facilities is a large Swim Spa which is set within a hardwood deck and overlooks the main grounds and countryside beyond. Located off the kitchen is a large stone paved patio area which provides access to an external gated staircase which leads to an impressive outside roof terrace complete with artificial lawn, lighting, and power. This area provides a perfect space for al fresco dining and enjoys far-reaching countryside views and an ideal vantage point to observe the abundance of local wildlife. A large timber summer house provides additional space and the landscaped south-facing cottage garden features a central pergola walkway and Koi Carp pond. An abundance of fruit trees can be found throughout the grounds. Opposite the main house, there is a further parcel of land which is lawned with planted borders and ornamental trees which is gated and retained by post and rail fencing and adjacent to this there is additional driveway parking for at least 2 vehicles, there is also access to a large timber garage/workshop. Located off the byway on Mill Lane, there is gated access to the rear plot and additional parking and an area of open grassland.

POTENTIAL BUILDING PLOT - There is additional gated access from Lodge Lane which provides access to the left hand side of the plot and this area could provide potential for a building plot (subject to usual consents being granted)

LOCATION

Set in a semi rural location with in easy reach of the popular estuary town of Maldon and highly desirable village of Danbury. The home is surrounded by picturesque countryside and therefore offers a peaceful retreat close the to desirable village of Purleigh with its friendly community and The Bell Pub, a community run village shop and highly regarded primary school at its heart. There are numerous walking routes with rambles out to the Blackwater estuary beyond. A12 trunk road and Sandon Park & Ride station are less than a 30 minute drive away, commuting options are covered by mainline stations located at Hatfield Peverel and Chelmsford and the new Beaulieu Park station.

SERVICES - Mains electricity, mains water and mains drainage are available. The property is exempt from EPC rating due to its listed building status.

- Stunning Grade II Listed timber framed country home
- Ground floor principal bedroom/ annexe with luxury en-suite bathroom
- Two further reception rooms with original central fireplace
- Oil fired central heating
- Leisure building, swim spa and stunning roof terraced
- Potential building plot (stpp & usual consents)
- Four bedrooms and two bathrooms
- Stunning dual aspect living room with vaulted ceiling and woodburner
- Stylish & bespoke fitted kitchen/ breakfast room with integrated appliances
- Exposed beams, studwork and vaulted ceilings
- Overall plot extends to 0.8 of an acre











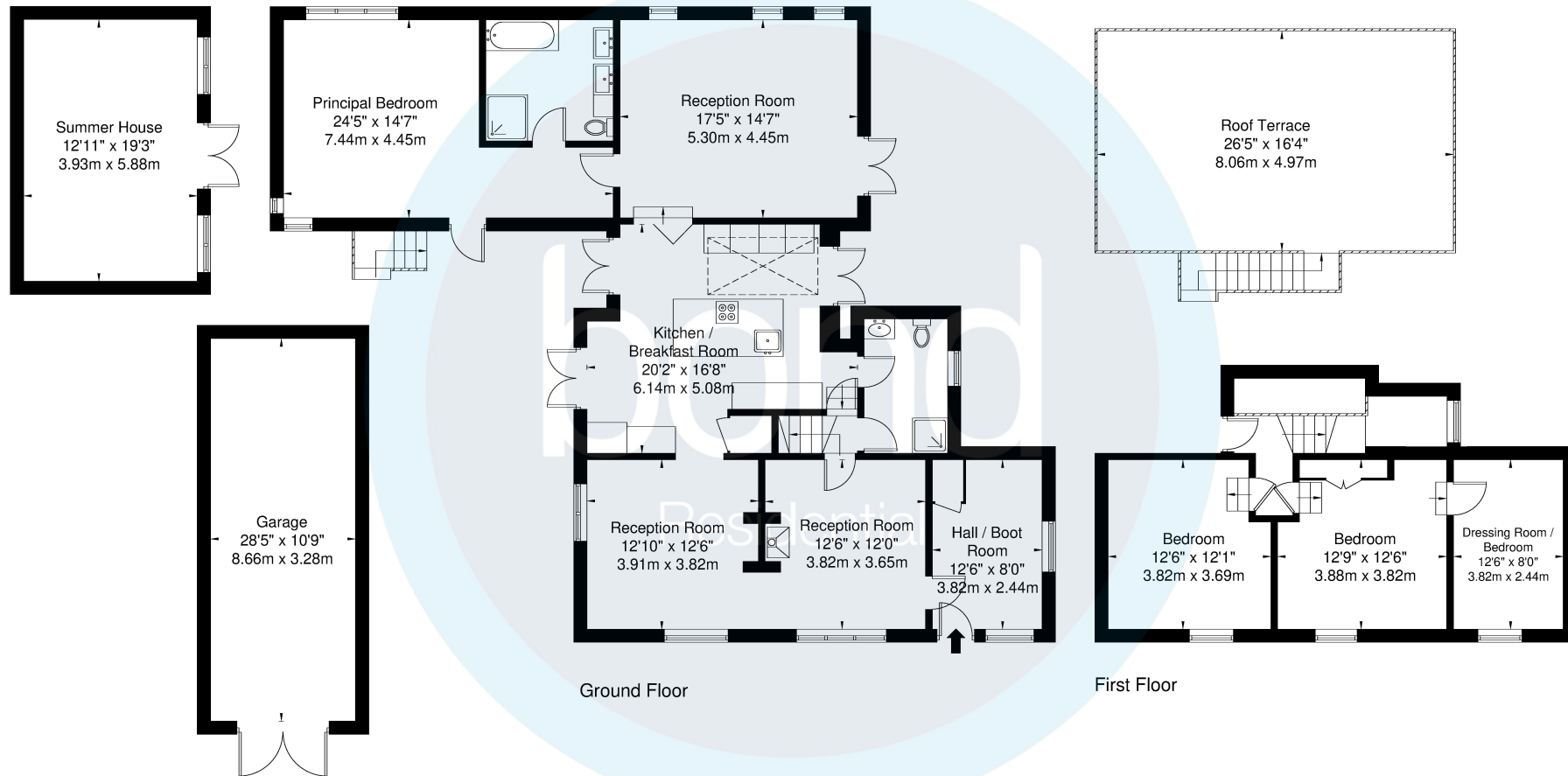


Approximate Gross Internal Area = 180 sq m / 1937 sq ft

Garage = 28.4 sq m / 305 sq ft

Summer House = 23.1 sq m / 248 sq ft

Total = 231.5 sq m / 2490 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

10, Maldon Road,
Danbury, Essex, CM3 4QQ
Telephone: 01245 222856
Website: www.bondresidential.co.uk

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