

oakheart



£625,000

Asking Price  
Gate Street, Maldon



Immerse yourself in the rich heritage of Maldon with this captivating Grade II listed property on Gate Street, a true testament to architectural and historical charm. Originally constructed in the 1750s by local master carpenter Matthew Hall, this home was thoughtfully extended in the early 19th century. Its historical significance has been carefully preserved through extensive refurbishment in 2019, which included meticulous restoration of the timber frame and sole plate, as well as the addition of new lath and plaster using traditional techniques. These efforts not only unveiled fascinating details about its past but also ensured its legacy for future generations.

Upon entering this exquisite three-bedroom Georgian home, you are greeted by a seamless blend of period elegance and modern sophistication. The ground floor boasts two versatile reception areas, separated by exposed timber frames that highlight the home's character. The living room features a stunning inglenook fireplace with a log burner and flows gracefully into the dining room through an exposed beam walkway. The dining area, extended for additional space, connects effortlessly to a bespoke kitchen/breakfast room, complete with high-quality fitted appliances, Italian tiled flooring, and bi-fold doors that open onto a beautifully landscaped courtyard. A stylishly designed shower room

complements the ground floor layout.

Upstairs, the charm continues with a landing area featuring a brick fireplace and access to three well-appointed bedrooms. The principal bedroom also includes a brick fireplace and built-in storage. All bedrooms are served by a luxurious re-fitted shower room, ensuring comfort and convenience.

Outside, the private paved courtyard garden offers an idyllic retreat for summer entertaining or quiet relaxation. Additionally, the property benefits from parking at the rear.











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**Approximate total area<sup>®</sup>**

112.66 m<sup>2</sup>  
1212.66 ft<sup>2</sup>

**Reduced headroom**

5.44 m<sup>2</sup>  
58.5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Local Authority:**  
Maldon

**Tenure:**  
Freehold

**Council Tax Band:**  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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