

Paul Mason Associates



Canney Road, Steeple, Southminster, CM0 7RS  
Guide price £999,995

- Charming Grade II Listed Farmhouse
- Detached Family Home
- Five Bedrooms
- Four Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Character Features Throughout
- Off Road Parking
- Plot Approaching One Acre
- Versatile Accommodation

This exceptional Grade II listed residence enjoys an enviable position within the picturesque village of Steeple, offering an exquisite blend of historic charm and refined contemporary living. Beautifully presented throughout, the property has been sympathetically modernised while preserving an abundance of original character features, including exposed timbers, traditional studwork, and an impressive brick fireplace that serves as a striking focal point.

Arranged over three expansive floors, the accommodation is both generous and highly versatile, perfectly suited to modern family life. The home occupies a magnificent plot approaching one acre, with gardens that gracefully wrap around the property, affording a wonderful sense of privacy, space, and tranquillity.

The ground floor provides four substantial reception rooms, ideal for both formal entertaining and relaxed family living. At the heart of the home lies a superbly refitted kitchen, thoughtfully designed with bespoke-style cabinetry and an island incorporating a breakfast bar. A generously proportioned utility room with coordinating units enhances practicality, while a stylish ground floor shower room and separate cloakroom complete the accommodation at this level.

The first floor hosts four beautifully appointed double bedrooms, including bedroom one and a luxurious four-piece family bathroom featuring a classic roll-top bath. The second floor offers two further bedrooms, providing flexible space ideal for guest accommodation, home working, or multi-generational living.

A rare opportunity to acquire a home of such distinction and character, early viewing is highly recommended to fully appreciate the scale, setting, and timeless elegance of this remarkable property.

## ACCOMMODATION

### GROUND FLOOR

#### Drawing Room

5.8m x 4.4m (19'0" x 14'5")

#### Study

4.4m x 4.1m (14'5" x 13'5")

#### Dining Room

4.0m x 3.3m (13'1" x 10'9")

#### Inner Hall

#### Sitting Room

4.9m x 3.3m (16'0" x 10'9")

#### Rear Lobby

#### Cloakroom

#### Kitchen/Breakfast Room

4.9m x 5.0m (16'0" x 16'4")

#### Lobby

#### Utility Room

4.6m x 3.9m (15'1" x 12'9")

#### Shower Room

1.8m x 1.6m (5'10" x 5'2")

### FIRST FLOOR

#### Landing

#### Bedroom Two

5.8m x 4.4m (19'0" x 14'5")

#### Bedroom Three

4.4m x 3.7m (14'5" x 12'1")

#### Bedroom Four

3.9m x 3.2m (12'9" x 10'5")

#### Inner Landing

#### Bedroom One

5.7m x 4.9m (18'8" x 16'0")

#### Family Bathroom

4.5m x 2.3m (14'9" x 7'6")

#### Landing

#### Bedroom Five

4.3m max x 2.7m + bay window (14'1" max x 8'10" + bay window)

#### Storage Room

5.7m x 2.4m (18'8" x 7'10")

### EXTERIOR

#### Rear Garden

#### Frontage/Parking

#### Property Services

Gas - N/a

Electric - Mains

Water - Septic Tank (Klargester)

Drainage - Mains

Heating - Oil Central Heating

Local Authority -Maldon District

Council

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

#### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Approximate Gross Internal Area = 298.8 sq m / 3216 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.



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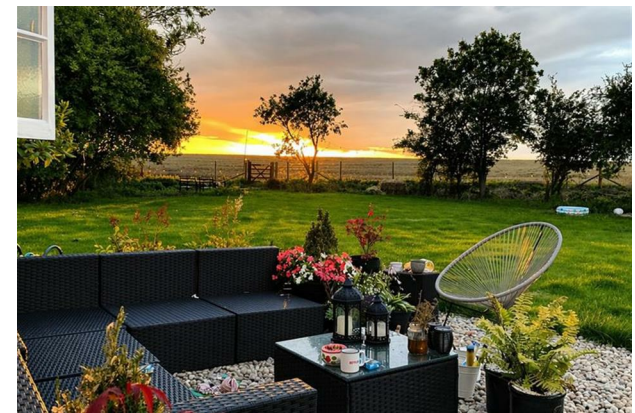
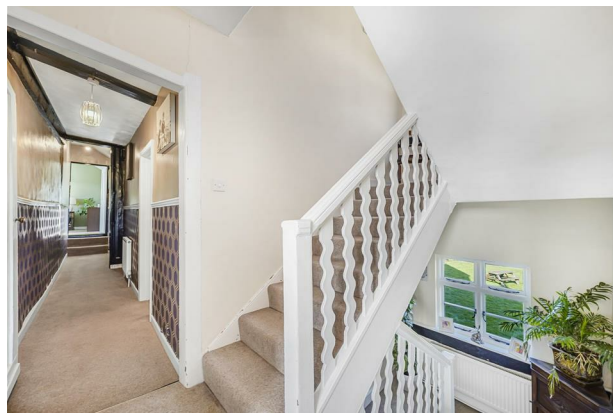
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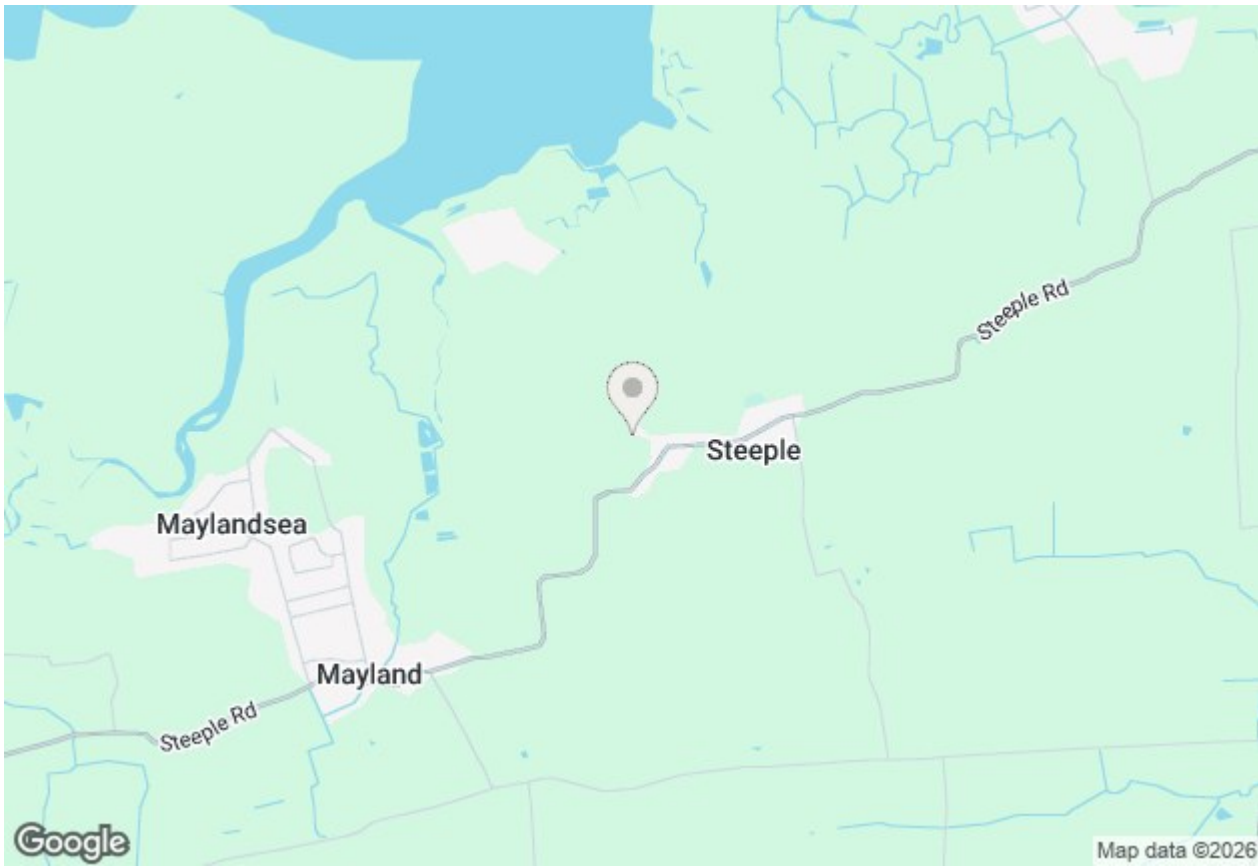
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