

Paul Mason Associates



Foxfield Chase, Mayland, CM3 6GB

£650,000

- Separate Large Annex
- Four Double Bedrooms Plus Annex Bedroom
- En-Suite to Bedroom One
- Utility Room
- Kitchen
- Dining Room
- First Floor Bathroom and Ground Floor Cloakroom
- Generously Sized Garden
- Double Garage
- EPC - TBC

Nestled within the popular village of Mayland, this substantial four bedroom detached residence offers impressive and versatile accommodation, further enhanced by a self contained annexe with its own private entrance. The annexe incorporates a kitchen, living room, bathroom and bedroom, making it ideal for multi-generational living, guest accommodation or those seeking independent living space.

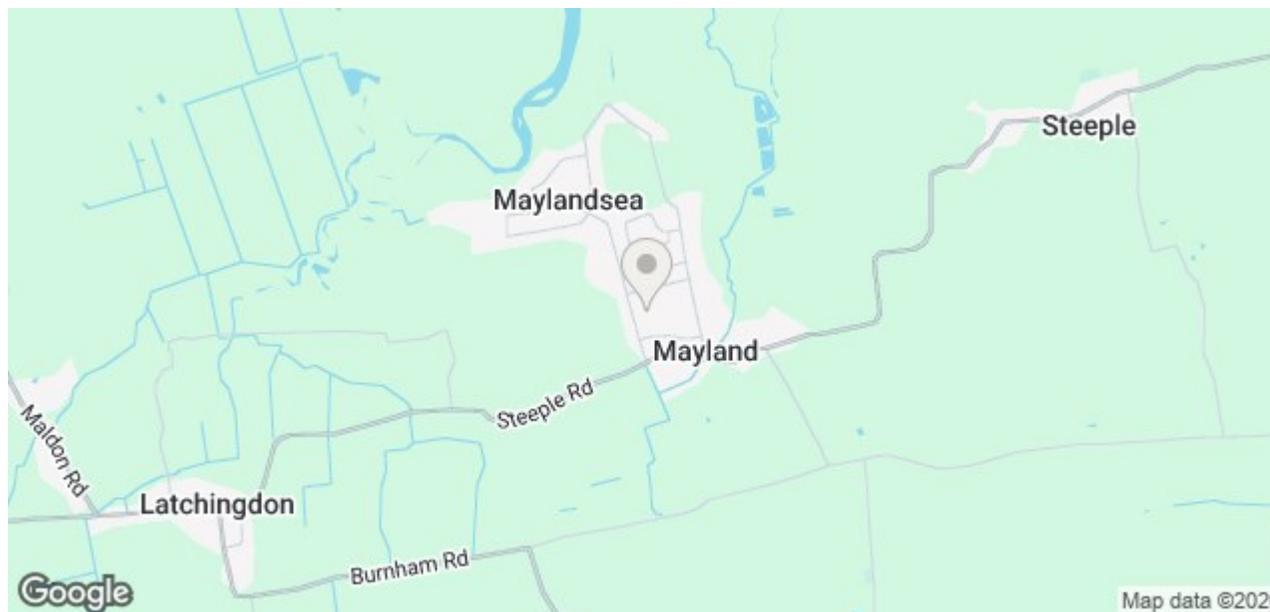
The main house commences with an entrance porch leading into a generously proportioned lounge. From here, an inner hallway provides access to the kitchen, dining room, utility room and ground floor WC, creating a practical and well balanced layout for modern family life.

To the first floor, there are four well proportioned double bedrooms and a spacious four piece family bathroom. The principal bedroom also benefits from an en-suite shower room.

Externally, the property enjoys ample off road parking to the front, leading to a double garage. The rear garden is predominantly laid to lawn and wraps around the property, whilst a paved patio seating area, enclosed by a brick wall, provides an excellent space for outdoor entertaining and relaxation.

Viewing is highly recommended to fully appreciate the size, flexibility and potential this impressive home has to offer.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



ACCOMMODATION

GROUND FLOOR

Entrance Porch

Lounge

6.5m > 3.4m x 6.6m (21'3" > 11'1" x 21'7")

Inner Hallway

Kitchen

3.0m x 2.4m (9'10" x 7'10")

Dining Room

3.6m x 3.0m (11'9" x 9'10")

Utility Room

2.0m x 1.5m (6'6" x 4'11")

Cloakroom/WC

FIRST FLOOR

Landing

Bedroom One

4.3m x 3.4m (14'1" x 11'1")

En-Suite

Bedroom Two

3.7m x 3.0m (12'1" x 9'10")

Bedroom Three

3.0m x 3.0m (9'10" x 9'10")

Bedroom Four

3.4m > 2.3m x 3.0m (11'1" > 7'6" x 9'10")

Bathroom

ANNEX

Hallway

Bathroom

Lounge

4.4m x > 3.6m x 3.5m (14'5" x > 11'9" x 11'5")

'L' Shape Kitchen

3.5m > 2.2m x 3.2m (11'5" > 7'2" x 10'5")

Annex Bedroom

4.5m x 3.5m (14'9" x 11'5")

EXTERIOR

Frontage

Double Garage

Rear and Side Garden

Solar Panels

The property further benefits from a fitted solar panel system, comprising 16 panels with battery storage, providing enhanced energy efficiency and reduced utility costs.

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric 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.

Ground Floor



First Floor





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