



DEPTON HOUSE, BARNHALL ROAD

TOLLESHUNT KNIGHTS, MALDON, CM9 8HE

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Occupying a prominent position with far reaching views towards the Blackwater Estuary, farmland and the open countryside beyond is Depton House. The accommodation totals 5944 sq ft over three storeys and a total plot of 2.25 acres. Constructed circa 2012 on behalf of the present owners, Depton House offers new owners the chance to acquire a stunning country residence.

EPC C.



The Property

Depton House is an imposing property constructed circa 2012, located in the village of Tolleshunt Knights near Tiptree. The property benefits from underfloor central heating throughout the ground and first floor, with radiators on the second floor. Upon entering the spacious entrance hall, a dual Oak staircase provides access to the galleried first floor landing. Internal Oak doors lead to three of the four principal reception rooms from the entrance hall, including a well-appointed study with fitted office storage, a spacious dining room leading onto the large rear terrace and the living room, which in common with the dining room has doors leading to the rear terrace. Leading from the living room a further Oak door provides access to the family

room, which also enjoys access leading out to the rear. A dual sided log burner is positioned within an impressive fireplace opening to both the living room and family room. A spacious kitchen / diner spans the entire width of one wing of the property, with a bespoke solid wood kitchen and Quartz worksurface and complementary central island, electric range oven, and integrated NEFF dishwasher, fridge freezer, additional eye level oven and microwave. A large set of bi-fold doors provide access to the rear terrace and garden beyond. A spacious utility/boot room with additional storage and space for an American style fridge freezer is located next to the kitchen. A WC concludes the ground floor accommodation.

The first floor commences with an impressive galleried style landing with Oak balustrade. The master bedroom has an extensive range of fitted storage and wardrobe space, a set of interconnecting doors provide access to bedroom 5, which would make an ideal dressing room or nursery. The master bedroom benefits from a very well-appointed four-piece en-suite. The remaining 3 double bedrooms are located on the opposite wing of Depton House and are connected on this side with the four-piece family bathroom, with both a walk-in shower and freestanding bath. A family shower room is adjacent to the family bathroom and provides wet room style facilities with a walk-in shower, suspended WC and a vanity wash hand basin.

An additional staircase provides access from the first-floor landing to the second-floor landing. With four spacious rooms that could be utilised for a number of different purposes including home offices, snugs, accommodation for an au pair or space for additional guests. All four rooms are the size of double bedrooms and the second floor also has a bathroom and a separate shower room located at opposite ends of the hallway.

Outside

Set behind a set of electronically operated timber gates and accessed via a gravelled driveway, which forks in two directions, the right-hand side sweeps round in front of the main house and provides vehicle access to the triple garage, with very useful office space above. The left-hand fork proceeds



through a further set of double gates and provides access to the stable block, tack room and tractor shed. Beyond this is a secure area of hardstanding, with the remainder of the rear garden being split into three distinct areas. The first of which is the impressive raised rear terrace that spans the entire width of the property with steps leading down to a section of formal landscaped garden, with a further walled courtyard seating area to the side. Beyond this and separated by a timber post and rail fence is a large paddock and the rear garden concludes with a sand topped manège.

Situation

Located on the edge of the village of Tolleshunt Knights, Debton House is ideally situated for the commuter with Kelevdon & Witham mainline stations a short drive away providing access to

London Liverpool Street in around forty-five minutes.

The county town of Chelmsford and the historic city of Colchester are slightly further afield with both towns offering all the shopping, leisure and recreational facilities expected of two major regional Cities. Secondary educational options are first rate in both towns with a number of highly regarded grammar and private schools. Closer to home the village of Tiptree offers a wide range of facilities including doctors, dentists and range of shops. The local primary school was rated 'good' at the latest Ofsted report.

Mersea Island is close at hand and benefits from several shops, cafes, and bars. The island is renowned for its sailing and seafood.





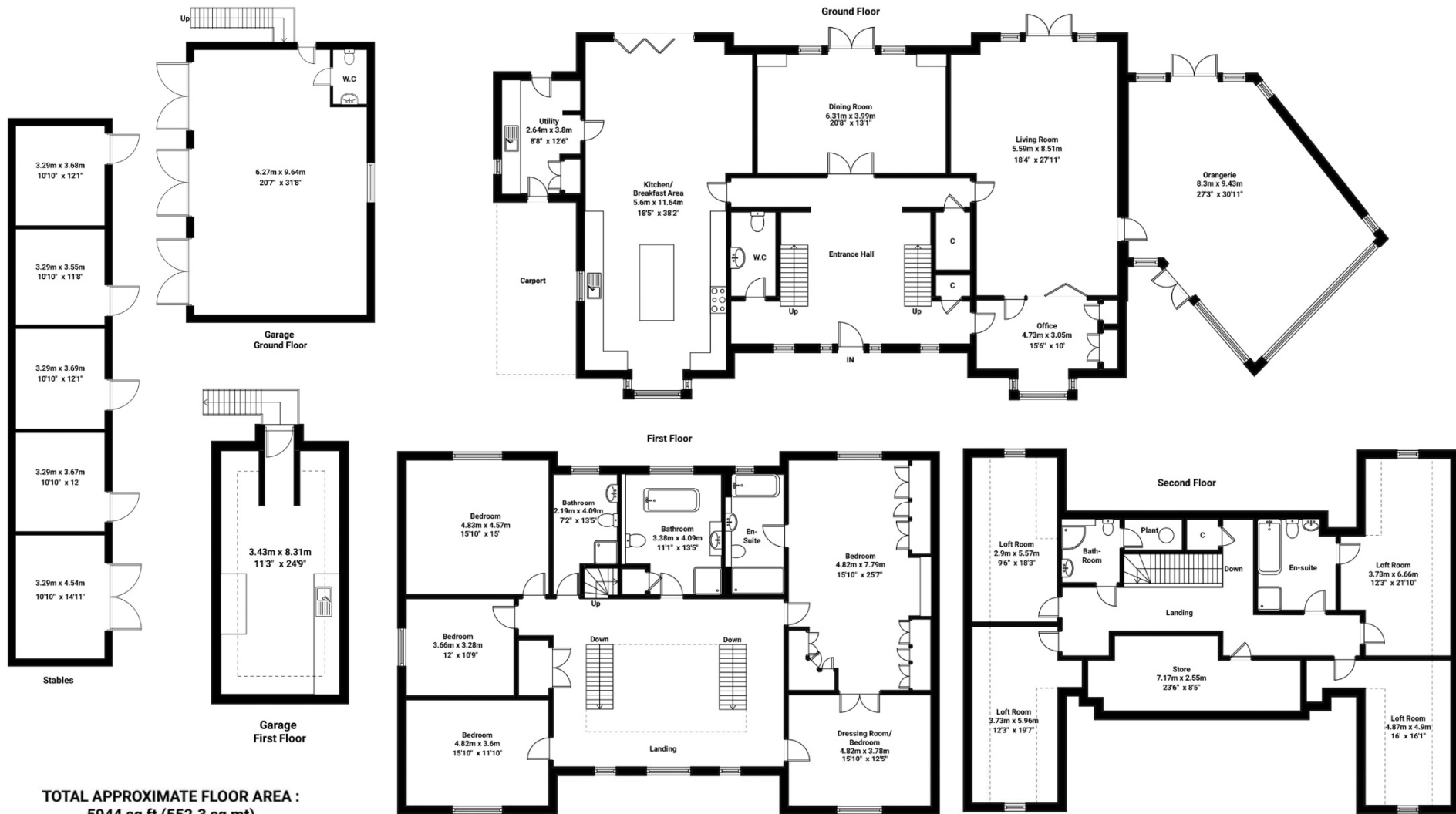
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Maldon District Council. **COUNCIL TAX:** Band G. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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TOTAL APPROXIMATE FLOOR AREA :
5944 sq ft (552.3 sq mt)

Stables : 677.5 sq ft (62.94 sq mt)
Garage Ground Floor : 650.57 (60.44 sq mt)
Garage First Floor : 272.21 (25.29 sq mt)

Debton House, Tolleshunt Knights

Illustration for identification purposes only. Measurements are approximate and not to scale.

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