



John Thresh Way | Langford | CM9 6FR

FINE & COUNTRY













STEP INSIDE

Built in 2016 by Sunbury Homes, this remarkable six-bedroom detached family residence graces the prestigious Langford Park development, situated on the outskirts of Maldon and Heybridge, just 10 miles from Chelmsford. Boasting 4,000 square feet of living space, the home showcases six well-appointed bedrooms, five luxurious bathrooms four of which are en-suites.

To set this property apart from others in this lovely enclave, the current owners had the foresight to seek planning permission and exploit the vast loft space to create a magnificent further reception room with a large skylight, a huge double bedroom and a spacious en-suite bathroom with walk-in shower cubicle.

There is further valid planning permission to extent on the side of the kitchen is so desired, therefore creating ever more living space and increasing the value of the property.

A very welcome further addition by the current owners to this residence have been fitted wardrobes in all the bedrooms.

The ground floor which has under floor heating exudes generosity and brightness, featuring a stunning kitchen/diner/family room with breakfast bar and top-of-the-line integrated appliances. The " L" shaped living/dining room extends to 29' x 28' ft and comes with a gas log burner and two French doors giving access to the sunny/secluded garden.

To facilitate today working environment there is a dedicated study overlooking the front driveway.

Accessible from a spacious entrance hall with a magnificent staircase leading to the first floor, is a cloakroom, utility room, and pantry.

Outside, the expansive and secluded south/west-facing plot has been thoughtfully landscaped, showcasing two spacious patio areas. A versatile gazebo with electric heaters graces part of the outdoor space, offering both aesthetic appeal and practicality. At the front, a driveway offers ample parking for multiple vehicles, and double gates open to reveal an additional secure parking area, perfect for accommodating a boat, caravan, or similar. The property backs on to a wood adding to its serenity and quietness.













SELLERS INSIGHT

We had been living in Danbury for a number of years to be near our children's school, but our house was less than ideal in terms of its busy location, a general lack of space, and a small overlooked garden; so I was keen to find a new family home with a contemporary feel, more space for the family as the children got older, and a quieter setting.

We started our search and soon came across a small enclave of newly built houses on the outskirts of Maldon. The initial attraction was the feeling of space and light as we walked in the front door into the large entrance hall, and this continued as we made our way through the house into the south facing kitchen and family room with views across the garden. We could immediately see the potential in the house; scope to extend into the loft (which we completed two years later); an open plan ground floor designed for entertaining; and the large private garden we had been looking for.

The final selling point was the location. Set in a quiet spot, with countryside footpaths straight from the house, it's amazingly peaceful with the added benefit of a small wood at the end of the garden, which acts as a beautiful backdrop, attracting all manner of wildlife, including muntjacs and pheasants. The wood and the surrounding land are owned by the local waterworks company and are therefore guaranteed never to be developed. We feel as if we're living in a rural setting but with all the amenities of Maldon right on our doorstep.

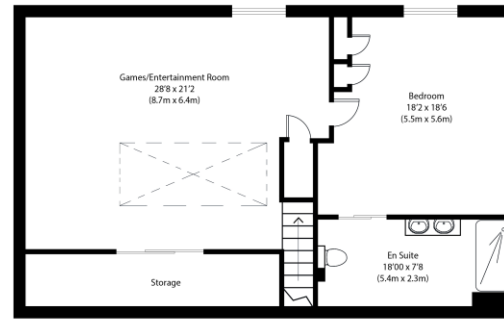
This has proved to be a fantastic home for all our family. We've hosted many family events and entertained friends, both inside and outside; and the location with its good transport links has been ideal for the children to get to school independently either by bus or by train. The proximity to Maldon itself has been invaluable, enabling them to walk or cycle into town to meet up with friends without needing the Mum taxi service!

We've finally decided to downsize, now the children have left home, and I know we'll find it hard to replicate the same sense of space and light in another house. We also have fabulous neighbours whom we will miss very much but we do love this area so we're hoping our next move won't be too far away.

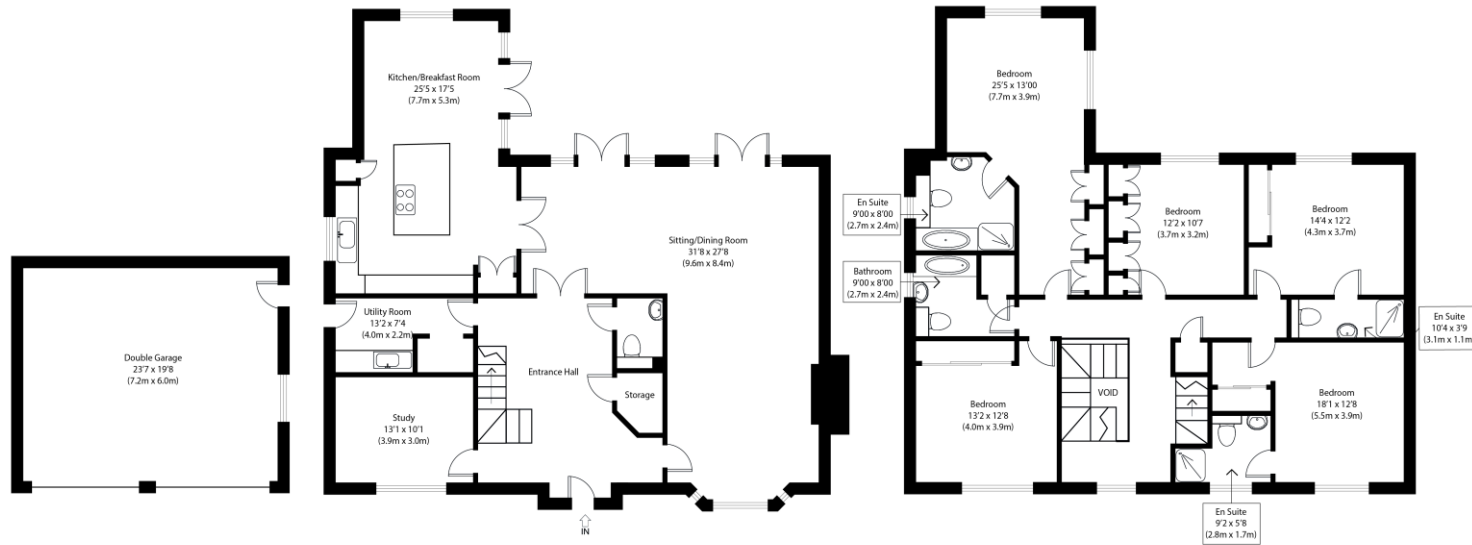


Approximate Gross Internal Area
 Main House 4285 sq ft (398 sq m)
 Garage 470 sq ft (44 sq m)
 Total 4755 sq ft (442 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



Second Floor



Ground Floor

First Floor

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