



New Trees, Wellington Road, Maldon, Essex

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# New Trees

## Wellington Road, Maldon, Essex CM9 6HL

Six bedroom Art Deco family home with annexe potential and secluded gardens in Maldon Town Centre

Maldon Waterfront 0.8 miles, Hatfield Peverel (Railway station to London Liverpool Street) 6.5 miles, Chelmsford 10.1 miles, Colchester 22 miles, Stansted Airport 25 miles, A12 (junction 18) 7 miles, A130 8.5 miles

Entrance hall | Living room | Dining room  
Sunroom | Kitchen/breakfast room | Utility  
Study | Cloakroom | Games room | Principal bedroom with en suite | Five further bedrooms, two with ensuite | Family bathroom | Shower room | Beautiful gardens | Large garage with work room | EPC Rating C

### The property

This exceptional property has been beautifully maintained both internally and externally and offers the ideal family home for those desiring to be in the heart of Maldon, yet wanting to retain privacy and seclusion.

Dating back to the 1930s, this 'Art Deco' inspired family home offers spacious and well proportioned rooms of some elegance arranged over three floors. Positioned in one of Maldon's most prestigious turnings, a stone's throw from the town centre and waterfront. Internally, a spacious entrance hall opens out to the ground floor entertaining space which incorporates three formal reception rooms, together with a study, utility room and cloakroom. Of particular note is the open plan kitchen/breakfast room with bay window/doors opening out to the south-east facing gardens. Leading off the rear hallway is a large games room.

The first and second floors incorporate five double bedrooms and one single bedroom, five bathrooms, three of which are en suites.

### Outside

New Trees is set back from the road to allow for plenty of parking in the carriage driveway, bordered by beautiful planting giving interest all year round. There is also a good size garage. The rear gardens are a real feature of this fine home, with different levels and areas creating outside rooms, filled with herbaceous borders and low level perfectly shaped hedging, interspersed with pathways and a water feature. There are various terraced areas to catch the sun all day long as well as a vegetable garden with greenhouse. There is also a large brick built outhouse with power.

### Location

Positioned in a quiet turning in the centre of Maldon Town, the property offers a peaceful setting to escape to once you step away from the buzzy town centre and waterfront. Maldon provides a useful range of everyday amenities including independent stores and large supermarkets. There is a range of bars, pubs and further afield the county city of Chelmsford provides a more comprehensive range of shopping and entertainment facilities. Road links within the area are easily accessible including the A12, Hatfield Peverel is 6.5 miles away providing a mainline service to London Liverpool Street.





Floorplans  
 Main House internal area 3,578 sq ft (333 sq m)  
 Garage internal area 350 sq ft (33 sq m)  
 Total internal area 3,928 sq ft (366 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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### Directions

From Junction 18 of the A12, proceed East along the A414, passing through the villages of Danbury and Woodham Mortimer, Continue in the direction of Maldon. Passing over the A414 enter Maldon on London Road, and after a short distance, turn right into Wellington Road and New Trees can be found on the left hand side.

### General

**Local Authority:** Maldon District Council  
**Services:** All mains services connected.  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,325,000

### Chelmsford

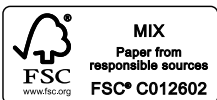
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