



**Glebe Cottage Kelvedon Road, Witham, CM8 3ES**  
**Guide price £899,995**

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### Some More Information

From the entrance door you lead into a rectangular entrance hall where doors give access to the study, sitting room and ground floor cloakroom. The study has a window to the front elevation, and further door leading to the rear boiler room, where the oil fired central heating boiler is located and a further door gives access to the rear garden. The ground floor cloakroom is fitted with a close coupled W.C. and wash hand basin set into a vanity unit with rolled edge vanity top and tiled splash back. The large sitting room benefits from picture window to the rear elevation, wood burner inset into the brick built fireplace located from the sitting room is the formal dining area, which is partially open plan with the sitting room being divided by low flank walls and vertical timber studwork. The dining area has a window to the front elevation, and feature timber studs to the ceiling.

Adjacent is the recently refitted kitchen, which comprises with a range of eye and base level units in a light grey shaker style, beneath marbled quartz stone work surfaces. The kitchen is fitted with induction hob, single oven and separate combination microwave and oven in a tall housing, under cabinet fridge and integrated dishwasher. Worthy of note is the large pantry storage cupboard which provides excellent storage for those larger kitchen items. A uPVC door leads from the kitchen into the attached garage which measures 25' x 16'3" (max) internally, which has plumbing for washing machine and space for tumble dryer and also benefits from a window and door leading to the rear garden. A further glazed door from the sitting room leads to the rear hall where a door gives access to the rear garden and stairs lead to the first floor.

On the first floor there are two landing cupboards, one of which contains the unvented pressurised hot water cylinder, located at the end of the central landing corridor is the large principle bedroom which has dual aspect windows to front and rear enjoying views of the countryside and ancient woodland to the rear. The principle bedroom benefits from a recently refitted en- suite shower room comprising low rise shower tray with glass screen, low level W.C. and wash hand basin whilst the walls are fully tiled. Bedrooms two and three are both double rooms with windows to the front elevation and fitted wardrobe storage cupboards, bedrooms four and five both have windows to the rear and completing the first floor accommodation is the family bathroom comprising panel enclosed bath with shower over, close coupled W.C and concealed cistern, wash hand basin inset into vanity unit, along with a further storage cupboard is located within the family bathroom.

### Externally

Set back behind a mature hedge a central area of lawn with established evergreen tree is flanked by two separate driveways providing off street parking for a number of vehicles one of which in turn leads to the attached large garage. Gated access leads to the side of the property where a sunken paved terrace is located to the immediate rear of the property.

Raised borders are planted with shaped box hedging and steps lead up to an area of lawn with a willow tree off to the left hand side.

Within the garden is the uPVC constructed summer house which is accessed over stepping stones from the side path that continues behind the summer house to a section of garden to the rear which has previously been used as a vegetable garden. A water and power supply are located in this planting area along with the properties private septic tank below ground. Two block constructed store areas are currently utilised as storage for logs, whilst the whole of the garden is surrounded by a low hedge enabling a view onto the ancient Shut Heath Woods located across the farmland to the rear.

### Location

Located in the village of Little Braxted, the property is located just 350m from the Green Man Public House, with the day to day needs being catered for by Wickham Bishops located just 1.3 miles from the property. The village of Wickham Bishops also offers Library, village shop and Post Office, Tea Rooms, Olio's at The Chequers, along with Health Food shop, Estate Agents, nail salon and two hair salons. Located just 1.5 miles from the property is Benton Hall, Golf, Health and Country Club.

The nearby town of Maldon is located 5.6 miles from the property with its historic quay, Maldon also offers a number of independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.3 miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

### Entrance Hall

11'0" x 7'5" (3.35m x 2.26m)

### Sitting Room

23'2" x 11'7" (7.06m x 3.53m)

### Dining Room

14'0" into bay x 9'10" (4.27m into bay x 3.00m)

### Kitchen

13'2" max x 12'1" (4.01m max x 3.68m)

### Study

16'10" x 7'11" (5.13m x 2.41m)

### Boiler Room

11'0" x 2'10" (3.35m x 0.86m)

### Cloakroom

7'5" x 4'0" (2.26m x 1.22m)

### Boiler Room

11'0" x 2'10" (3.35m x 0.86m)

### Landing

### Bedroom One

21'2" max x 16'9" max (6.45m max x 5.11m max)

### En-Suite

6'10" x 6'8" (2.08m x 2.03m)

### Bedroom Two

12'3" x 9'10" (3.73m x 3.00m)

### Bedroom Three

12'3" x 9'6" (3.73m x 2.90m)

### Bedroom Four

8'6" x 7'6" (2.59m x 2.29m)

### Bedroom Five

8'6" x 7'0" (2.59m x 2.13m)

### Bathroom

8'6" max x 7'10" (2.59m max x 2.39m)

### Services

Council Tax Band - G

Local Authority - Maldon District Council

Tenure - Freehold

EPC - E

Mains Electric, Oil Fired Central Heating, Mains Water, Private Septic Tank Drainage

Construction Type - We understand the property to be predominantly of brick construction with an area of timber frame to the first floor, uPVC windows, doors and timber front door.

The property was not constructed at time where the lifetime homes code was required as such some areas may be limited access and access does include steps.

Flood risk in the property location is considered a Low Risk from rivers and sea, along with unlikely flooding from Groundwater and Reservoirs the property is in a High risk area for surface water flooding (Gov.uk Flood Map March 2024).

Broadband Availability - We understand that ultrafast broadband is available via Openreach connections.

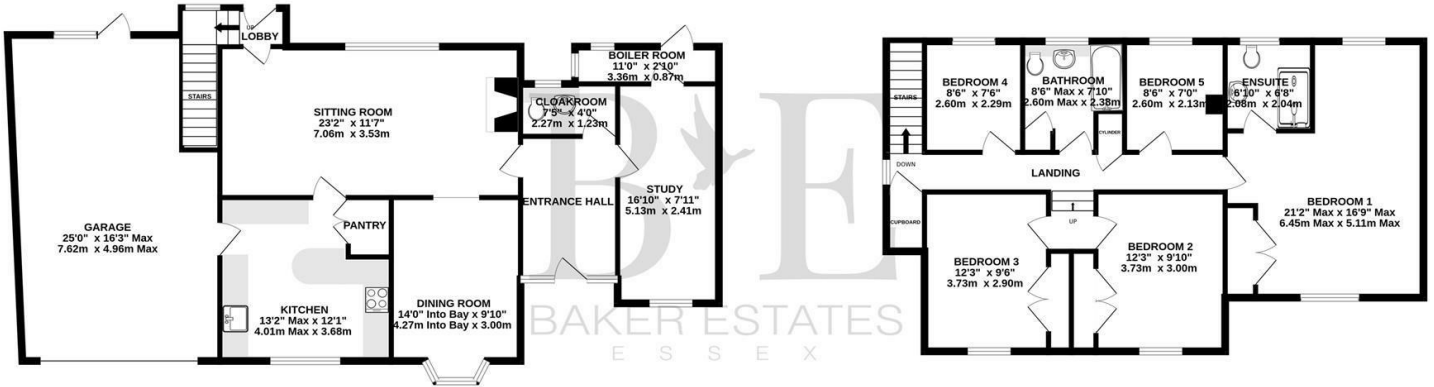
Mobile Coverage - The best available mobile network in the area is provided by O2, Three and EE. (details obtained from Ofcom March 2024).



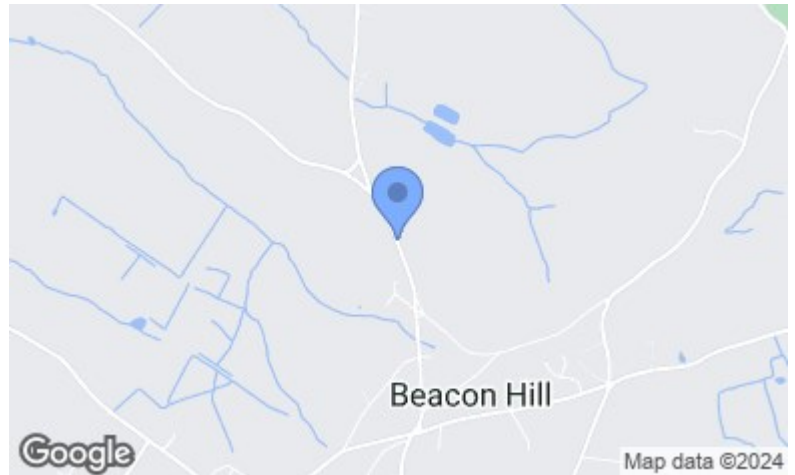
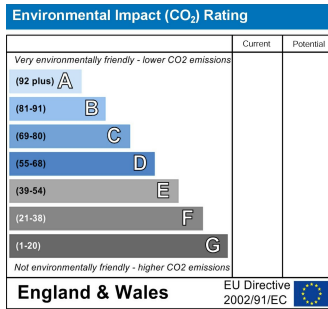
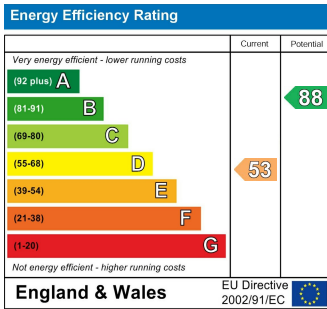


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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