



Lea Lane, Witham, CM8 3EP
Guide price £1,250,000

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Some More Information

Located in a secluded private rural setting within the village of Great Braxted, is this detached home within private grounds of 6.54 acres. In addition, there is the option to purchase a further 2.07 acres paddock with its own private vehicle access as a separate lot. Entering through electrically operated gates and set behind a sweeping serpentine brick wall the property is accessed over a subtle red tarmacadam driveway which is flanked on either side by mature tree and shrub planting.

Originally constructed in the 1920's and having been further extended in the 1950's, this attractive double fronted detached home is located centrally within its grounds in a discrete private woodland setting. The home enjoys a vista from the front of the property over the adjacent paddock, which is available separately. The property further benefits from a recent planning consent to increase the living accommodation of this home by the creation of a large family, dining, kitchen area, enlarged garage and studio office room above along with a further barn style cart lodge building.

From the black entrance door with chrome door furniture, you enter the spacious entrance hall where a wide staircase rises to the first floor and openings lead to the sitting room, dining room and kitchen breakfast room. The sitting room runs from front to back with a deep bay window to the front elevation, glazed to the floor with doors to either side, an open fire with marble hearth and backing board surrounded by a timber surround and flanked to either side by domed wall display niches is just one of the features of the room. Worthy of note is the feature wheel window to the rear overlooking one of the two rear ponds, completing the sitting room is the library shelving, flanked to either side of a wall mounted TV and storage cupboard beneath. Across the entrance hall the dining room is an excellent size with large picture window to the front elevation, stepped wall alcove and half height timber panelling and attractive feature sky ceiling mural. A further door from the dining room leads into the study with window to the side elevation and French doors leading out to the front. A further door leads into an inner lobby which in turn connects to the ground floor cloakroom, side entrance porch, garage and utility room.

Located to the rear of the property the kitchen breakfast room is fully fitted with a range of base level cupboards, tall housings and tambour units providing excellent storage space, in addition there is a five-ring hob, two wide Stoves ovens, space for American Style Fridge Freezer and integrated dishwasher. A further area located off of the kitchen is fitted with matching cupboards and drawers along with hand wash sink and window to the rear elevation.

To the first floor there are five bedrooms, with the principal bedroom benefiting from recessed vertical panel radiators, painted to match the wall colour, and an en-suite shower and bathroom completed with twin sinks, W.C. shower enclosure and whirlpool bath by Villeroy & Boch. Bedroom two also benefits from an en-suite shower room comprising walk-in shower enclosure, W.C. and vanity wash hand basin. Bedroom three is an expansive bedroom ideal for a teenage suite with ample space for bed, along with space for home study and has two windows and French doors to the front elevation. Bedroom

four is also a double room, with fitted wardrobe and window to the side elevation, whilst bedroom five is fitted with a range of fitted cupboards and drawers. Completing the first floor of the main house is the family bathroom comprising dual ended bath, separate shower enclosure, wash hand basin whilst immediately adjacent is a separate W.C. all of which is accessed from the wide turning staircase and spacious landing. Accessed via a separate external staircase bedroom six is ideal for an Au Pair or guest suite with fitted cupboards and storage along with domino hob & oven by Miele along with under counter fridge. A further en-suite shower room is located from the living space, comprising shower enclosure W.C. and wash hand basin.

Externally

The property takes its name from the woodland that creates this unique and private setting. The grounds surrounding the property include large areas of lawn and meandering paths lead throughout the wood, much of which is carpeted with annual flowering bulbs. To the rear of the property a detached summer house of uPVC construction is set upon a dwarf brick wall to allow you to enjoy the grounds to the rear. In addition, a further separate building houses a generator, and a pathway leads up to an exceptional sized glass house complete with heating (not tested) designed and manufactured by Hartley Botanic. The external space continues surrounding this amazing property and enclosed by post and rail fencing.

Location

Located in the semi-rural village of Great Braxted, and close to the Braxted Park Estate. The nearby village of Wickham Bishops, is located just 1.9 miles from the property community village hall, which offers a range of classes, clubs and activities as well as having a children's play area within the grounds. The village of Wickham Bishops also offers Library, village shop and Post Office, Mrs Salisbury's 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, which offers not only an 18 hole championship golf course as well as the "Bishops" par 3, 9 hole course. The health club offers various classes along with indoor swimming pool, gymnasium and spa facilities.

The nearby town of Witham is 3.8 miles from the property which offers a mainline railway station with its fast and frequent service to London Liverpool Street along with a wide variety of both independent and national retailers. For those commuting by car, the A12 is located within easy reach.

Entrance Hall

Sitting Room

26'0" x 15'9" (7.92m x 4.80m)

Kitchen/Breakfast Room

Utility Room

8'4" x 7'9" (2.54m x 2.36m)

Cloakroom

Inner Lobby

Study

13'1" x 12'0" (3.99m x 3.66m)

Dining Room

17'2" x 16'1" (5.23m x 4.90m)

Principle Bedroom

18'0" x 14'0" (5.49m x 4.27m)

En-suite

11'7" x 9'2" (3.53m x 2.79m)

Bedroom Two

12'8" x 12'2" (3.86m x 3.71m)

En-suite

7'2" x 4'3" (2.18m x 1.30m)

Bedroom Three

25'11" x 13'7" (7.90m x 4.14m)

Bedroom Four

14'4" x 10'5" (4.37m x 3.18m)

Bedroom Five

9'6" x 9'6" (2.90m x 2.90m)

Bathroom

8'10" x 6'8" (2.69m x 2.03m)

W.C.

Annexe Suite

15'0" x 13'10" (4.57m x 4.22m)

Shower Room

7'2" x 5'1" (2.18m x 1.55m)

Services

Council Tax Band - G

Local Authority Maldon District Council

EPC - F

- * Mains Electric
- * Back-Up Generator - (Not tested)
- * Oil Fire Central Heating
- * Mains Water (Joint system with Wood Lodge)
- * Private Sewerage - (Joint system with Wood Lodge)
- * Broadband Availability - We understand that the property has a fibre to the premises connection.

* Construction Type - We understand the property to be of brick and block construction beneath a tiled roof

* 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 Very Low Risk (Gov.uk Flood Map).

Agents Note:

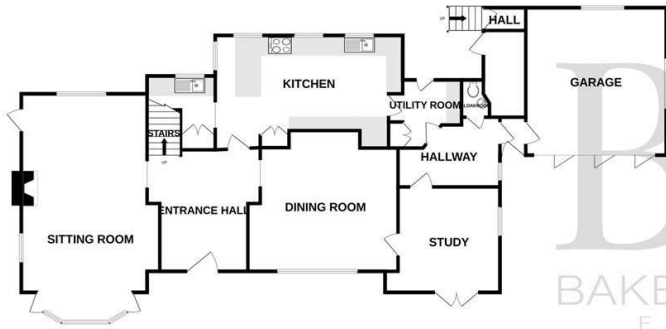
In addition to this sale there is the option to purchase the property as a whole including the 4 bedroom detached gate house "Wood Lodge". Please discuss with the selling agency for more information.

Agents Note:

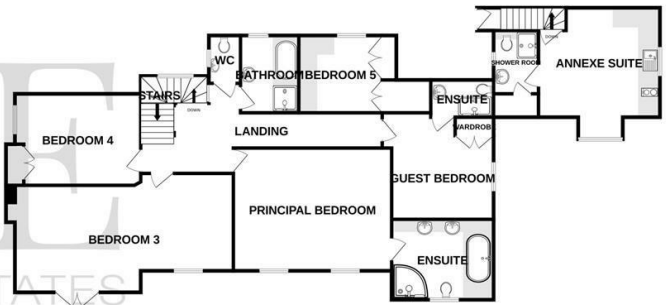
We understand that land within the immediate locality of the property has been proposed (but not approved) for sand and gravel extraction. The visual impact of the proposed sites is protected from the house by the mature woodland setting and hedging which is within the control of this property.



GROUND FLOOR



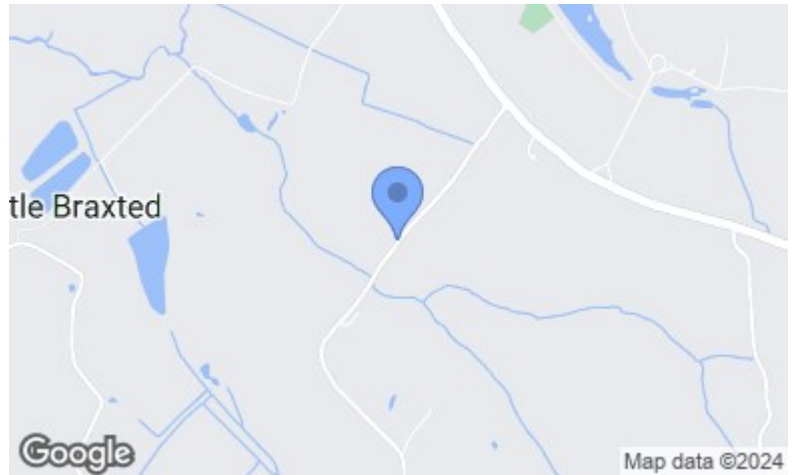
1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	64

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



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