



**Wood Lodge, Lea Lane, Great Braxted, CM8 3EP**  
**Guide price £680,000**





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### Some More Information

This detached four-bedroom cottage, located behind shared private entrance gates was constructed in the 1960's and forms the gate lodge to Lea Lane Wood, it benefits from it's own parking area, detached garage and private garden.

From the entrance door you lead into the entrance hall, where doors give access to two ground floor double bedrooms, sitting room, with conservatory beyond along with a ground floor bath/shower room and kitchen. The kitchen is fitted with a range of base level cupboards & drawers beneath a wood effect laminate work surface with tiled splash back. Integrated appliances and four ring electric hob with extractor. Adjacent is the sitting room there is a feature fireplace, window to the side elevation along with a further window and door to the dining area which is located in the uPVC constructed conservatory upon a brick plinth wall. The conservatory is fitted with a solar attenuating glass roof and tiled floor.

From the sitting room a staircase rises to the first floor and a landing provides access to bedroom one with Velux roof light to the side elevation, window to the front and eaves storage, across the landing a second bedroom has window to the rear overlooking the garden, Velux roof light and central block where the chimney rises from the ground floor feature fire. Completing the first floor is the shower room with shower enclosure, W.C. and vanity wash hand basin. Whilst to the ground floor two further double bedrooms are located which are serviced by a family bathroom, comprising bath/shower enclosure, W.C. and wash hand basin.

### Externally

The property provides parking for three vehicles and in turn leads to the tandem garage with an up and over door. Gated access between Wood Lodge and the garage provides access to the private gardens which are mainly laid to lawn with established tree and shrub planting and enclosed by fencing and a serpentine wall. There is a paved terrace area to the immediate rear of the property.

### 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.

What Three Words...///chase.engaging.trembles

### Sitting Room

14'5" x 11'11" (4.39m x 3.63m)

### Conservatory/Dining Room

13'5" x 12'9" (4.09m x 3.89m)

### Kitchen

12'7" x 8'11" (3.84m x 2.72m)

### Bathroom

8'7" x 5'6" (2.62m x 1.68m )

### Bedroom Three

11'11" 11'4" (3.63m 3.45m)

### Bedroom Four

11'4" x 9'0" (3.45m x 2.74m)

### Bedroom One

15'6" x 11'6" (4.72m x 3.51m)

### En-suite

6'9" x 5'4" (2.06m x 1.63m)

### Bedroom Two

15'6" x 11'1" (4.72m x 3.38m)

### Services

Council Tax - Given its holiday home status the property has been de-registered for council tax and is currently subject to business rates.

Local Authority - Maldon District Council

Tenure - Freehold

EPC - E

- \* Mains Electric
- \* Oil Fire Central Heating
- \* Mains Water (Joint system with Lea Lane Wood)
- \* Private Sewerage - (Joint system with Lea Lane Wood)
- \* Broadband Availability - Ultrafast Broadband.
- \* 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).

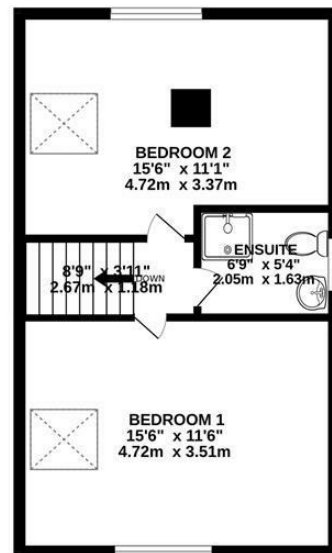
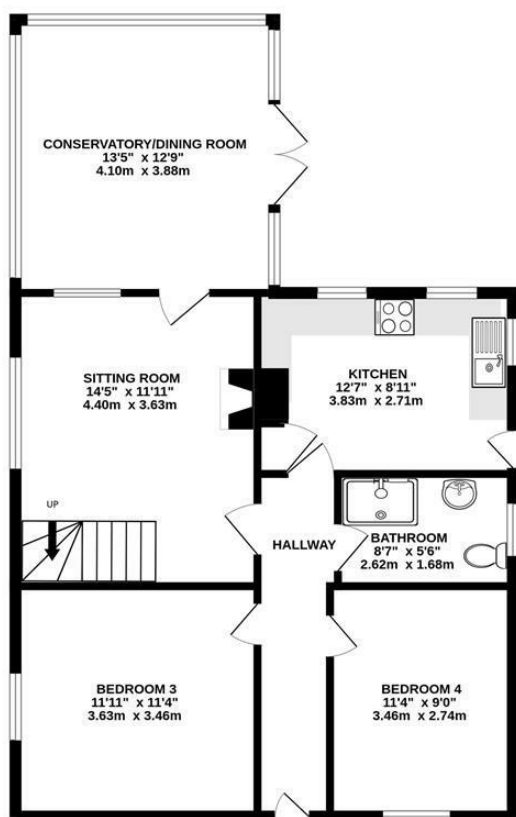
\*Mobile Coverage - The best available mobile network in the area is provided by O2, Three and EE. (Details obtained from Ofcom February 2024).





GROUND FLOOR  
977 sq.ft. (90.8 sq.m.) approx.

1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.

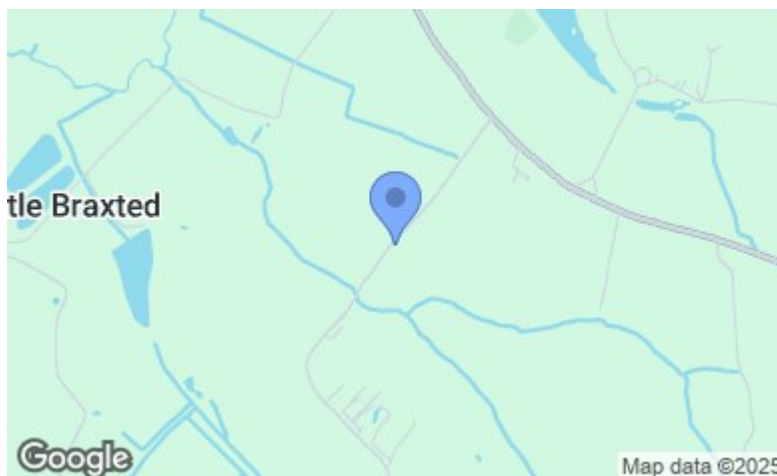


TOTAL FLOOR AREA : 1383 sq.ft. (128.5 sq.m.) approx.

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	81

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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