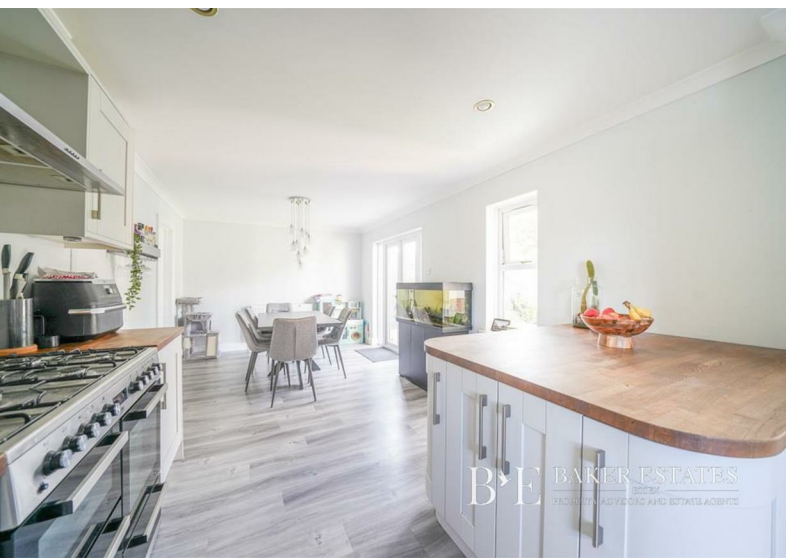




2 Captains Wood Road, Great Totham, CM9 8PU
Asking price £525,000



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Some More Information

A 4 bedroom semi-detached property located in the sought after village of Great Totham. set back from the road the property has expansive ground floor living accommodation, with entrance hall leading to sitting room and kitchen beyond, utility room, internal lobby leading to the former double garage which is now utilised as a large office space.

To the first floor there are four bedrooms with the principle bedroom having an en-suite shower room, whilst bedrooms 2, 3 and 4 are serviced by a modern family bathroom comprising panel enclosed bath with shower over, low level W.C. and vanity wash hand basin.

Externally

Externally the property has a shingle driveway providing off street parking for 4 to 5 vehicles and gates leading in to the side garden area. To the rear of the property an modern low maintenance garden is located with all weather grass, Indian sandstone paving and raised sleeper beds.

Location

Located just 0.5miles from Great Totham Primary School with its "good" Ofsted rating, and 0.4miles Great Totham Village Shop & Post Office, along with a Church, village hall and public houses. The nearby village of Wickham Bishops also offers a Library, village shop and Post Office, Mrs Salisbury's Tea Rooms, along with Health Food shop, estate agents, nail salon and two hair salons. Located just 2.3miles 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, spa and creche facilities.

The historic quayside town of Maldon, is located approximately 3.4 miles away, provides a mixture of shops from independent, regional, and national retailers, schools, restaurants, and social amenities. The nearest railway station can be found at Witham, just over 3.9 miles away. For the golfing enthusiast, Forrester's Golf Club can be found 1.3miles away.

Entrance Porch

6'3" x 4'3" (1.91m x 1.30m)

W.C.

6'3" x 2'6" (1.91m x 0.76m)

Entrance Hall

11'8" x 6'6" (3.56m x 1.98m)

Lounge

18'3" x 11'9" (5.56m x 3.58m)

Kitchen Dining Area

25'2" x 10'6" (7.67m x 3.20m)

Utility Room

8'0" x 6'3" (2.44m x 1.91m)

Sun Room

13'1" x 5'5" (3.99m x 1.65m)

Study

16'1" x 12'4" (4.90m x 3.76m)

Bedroom One

14'4" x 12'4" (4.37m x 3.76m)

En-suite

8'4" x 3' (2.54m x 0.91m)

Bedroom Two

10'8" x 10'0" (3.25m x 3.05m)

Bedroom Three

11'8" max x 8'11" (3.56m max x 2.72m)

Bedroom Four

7'9" x 7'5" (2.36m x 2.26m)

Bathroom

7'5" x 6'6" (2.26m x 1.98m)

Services

Council Tax Band - E

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - E

Mains Water
Mains Drain
Mains Electricity
Gas Heating (LPG).

Broadband Availability - Ultrafast Fibre Broadband Available with speeds up to 1000mbps (details obtained from Ofcom Mobile and Broadband Checker) - September 2025.

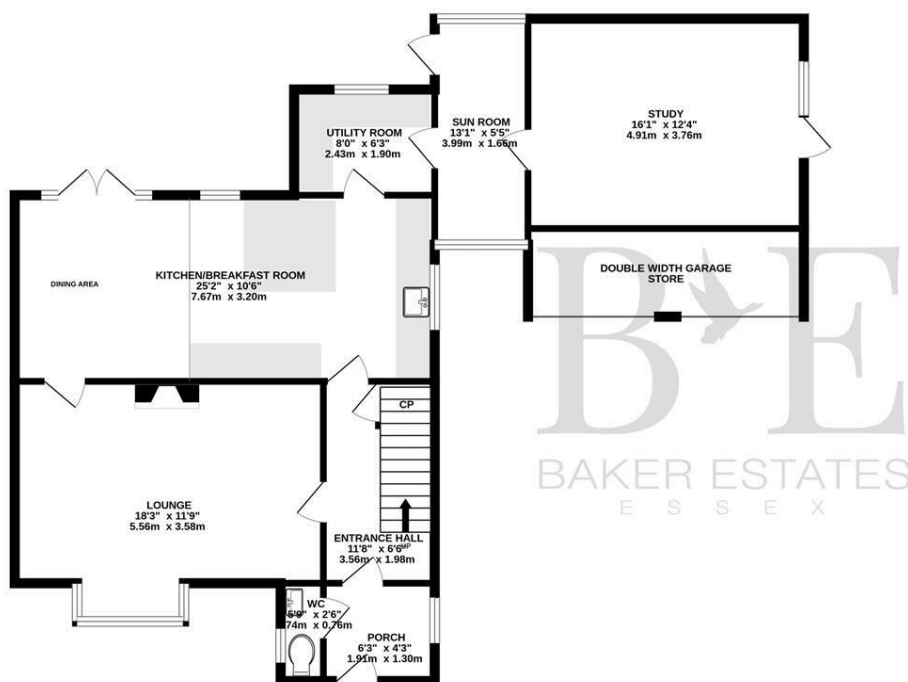
Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 & EE (details obtained from Ofcom Mobile and Broadband Checker) - September 2025.

Flooding from Rivers and Sea - Very Low Risk
Flooding from Surface Water - Very Low Risk
Flooding from Reservoirs - Unlikely In This Area
Flooding from Ground Water - Unlikely In This Area

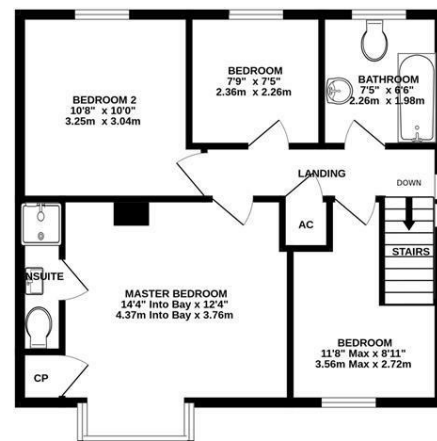
Flood Risk - Data Taken from Gov.UK Flood Map - July 2025.



GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.

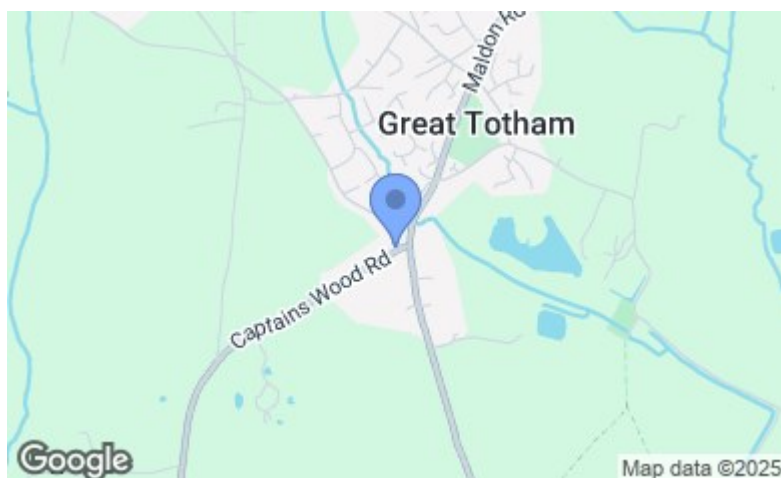


TOTAL FLOOR AREA : 1583 sq.ft. (147.1 sq.m.) approx.

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	

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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.