



Post Office Road | Woodham Mortimer | CM9 6SX

FINE & COUNTRY



# OVERVIEW

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Welcome to a charming family residence offering beautifully maintained and adaptable living spaces. Nestled in the quaint semi-rural village of Woodham Mortimer, it is conveniently situated approximately 2.3 miles east of Danbury, 4.5 miles from the A12, and 3 miles southwest of the historic town of Maldon. This spacious five-bedroom home offers a harmonious blend of elegance and comfort, featuring a large kitchen/breakfast room that's perfect for family gatherings, complete with high-end wooden cabinetry and modern appliances.

The expansive living and dining areas are ideal for entertaining guests, while the charming snug and study provide cosy retreats for relaxation or work. Outside, the beautifully landscaped garden provides a serene escape with mature trees and a delightful garden room, offering a peaceful sanctuary for outdoor enjoyment. This home is the perfect blend of rural tranquility and modern convenience, promising a truly idyllic lifestyle.

## STEP INSIDE

The ground floor offers a blend of spaciousness and functionality, ideal for modern family living. The heart of the home is the expansive kitchen/breakfast room, beautifully illuminated by skylights and offering ample space for cooking and dining.

This leads to the large living room, featuring a classic brick fireplace, perfect for cosy gatherings. Adjacent, the elegant dining room is ideal for formal meals, while the additional snug provides a quiet retreat. A dedicated study and convenient utility room add to the practicality of this floor, complemented by access to the garage and a charming garden through patio doors, enhancing the home's appeal and versatility.















# STEP INSIDE

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The first floor is elegantly designed, offering five spacious bedrooms that provide comfort and privacy for a growing family. The master suite, complete with an ensuite bathroom, provides ample space and stylish decor. Two additional bedrooms share a well-appointed family bathroom, featuring both a sleek bathtub and a modern shower.

Each room is flooded with natural light, thanks to large windows, enhancing the home's bright and airy feel. A second ensuite serves another bedroom, adding convenience and flexibility. The thoughtful layout ensures a seamless flow, making it ideal for family living.

# OUTSIDE

The grounds are a true retreat, with a west facing garden, it offers beautifully landscaped gardens that invite relaxation and leisure. The lush lawn, surrounded by mature trees and vibrant shrubs, creates a serene atmosphere perfect for family gatherings or quiet afternoons. A charming garden room, tucked away amidst the greenery, provides a quiet escape with its warm wooden interior, making it an ideal spot for reading or enjoying nature.

The patio area is perfect for outdoor dining and entertaining, seamlessly blending indoor and outdoor living, while pathways meander through the garden, adding character and charm to this idyllic setting.

A spacious terrace extends from the house, creating an ideal space for both entertaining and relaxation. This terrace leads to a lush lawn with well-stocked borders and a picturesque Koi pond complete with a bridge. Two greenhouses add to the garden's appeal. At the front, a wide shingle driveway provides ample parking and leads to an adjoining garage with an electric car charging point.







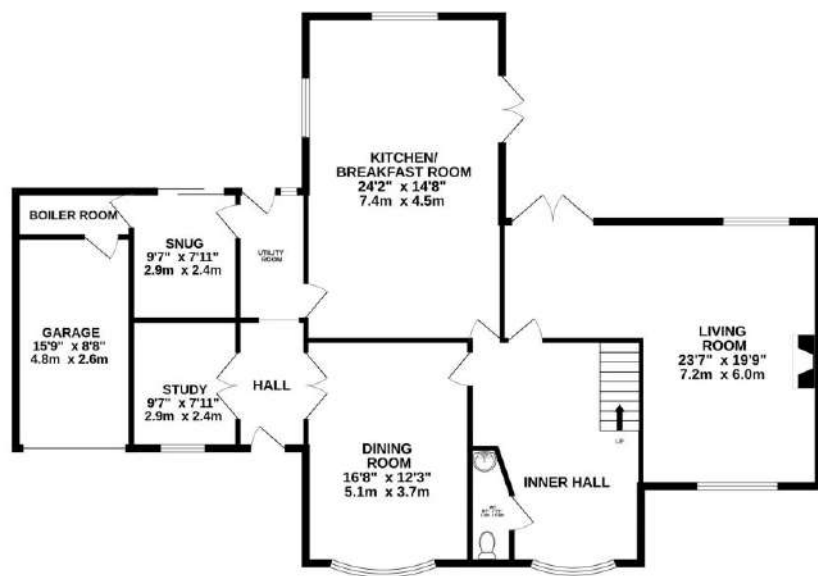
# LOCATION

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The property is situated off a private drive in the charming semi-rural village of Woodham Mortimer. The village is conveniently located about three miles southwest of the historic town of Maldon and approximately nine miles east of Chelmsford. Woodham Mortimer features amenities such as The Hurdlemakers Arms pub on Post Office Road and an Indian restaurant along the A414.

A village hall hosts a pre-school, and the surrounding area offers a network of footpaths through the picturesque Essex countryside. Nearby Maldon, one of Essex's oldest recorded towns, boasts a vibrant high street with local and national shops, quaint tea rooms, historic pubs, and a variety of restaurants.

## GROUND FLOOR



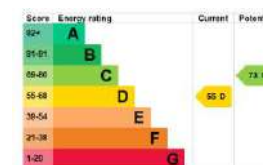
## 1ST FLOOR



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**RICHARD SEELEY**  
SALES MANAGER

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