



Plains Road | Little Totham | CM9 8JF

FINE & COUNTRY

OVERVIEW

Fine & Country are delighted to present this three-bedroom family farmhouse steeped in character and original features. set within a three acre plot (sts),

The main house provides several reception rooms, including a welcoming living room and an informal breakfast room. Beyond the house is a substantial suite of outbuildings extending to about 1,410 sq ft (STS), comprising a garage, workshop and stores, together with a potential self-contained two-bedroom annexe (STS).

Completing the setting is a two-acre back field (STS), ideal for a small holding or equestrian use.









STEP INSIDE

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Entering the property, the hall leads to the charming living room, with fireplace and exposed beams, and to the breakfast room, which features a brick-built fireplace with stove and exposed beams; this room also makes a superb snug or study if preferred.

At the heart of the ground floor, the kitchen is a generous, light-filled space designed for modern living, with ample preparation areas, storage, a range-style cooker and a double butler sink, opening up into the dining room, making hosting both seamless and sociable. French doors open to the garden, flooding the room with light.

Discreetly positioned just off the kitchen, the utility room provides practical laundry and boot-room space, keeping the working elements of the home neatly out of sight. A well-appointed ground-floor bathroom and separate cloakroom serve guests and day-to-day family living with style and convenience.

Rising from the hallway, the landing gives access to three comfortable bedrooms, all enjoying countryside views.



STEP OUTSIDE

STEP OUTSIDE

A substantial L-shaped outbuilding complex enhances the property's versatility. Twin doors open to a generous garage, adjoining a workshop for hobbies or storage; beyond are a groom room and a separate store.

The complex also includes a potential two-bedroom annexe with a reception room, kitchen and bathroom.

Set within large, mature gardens, the property also benefits from a detached summer house.

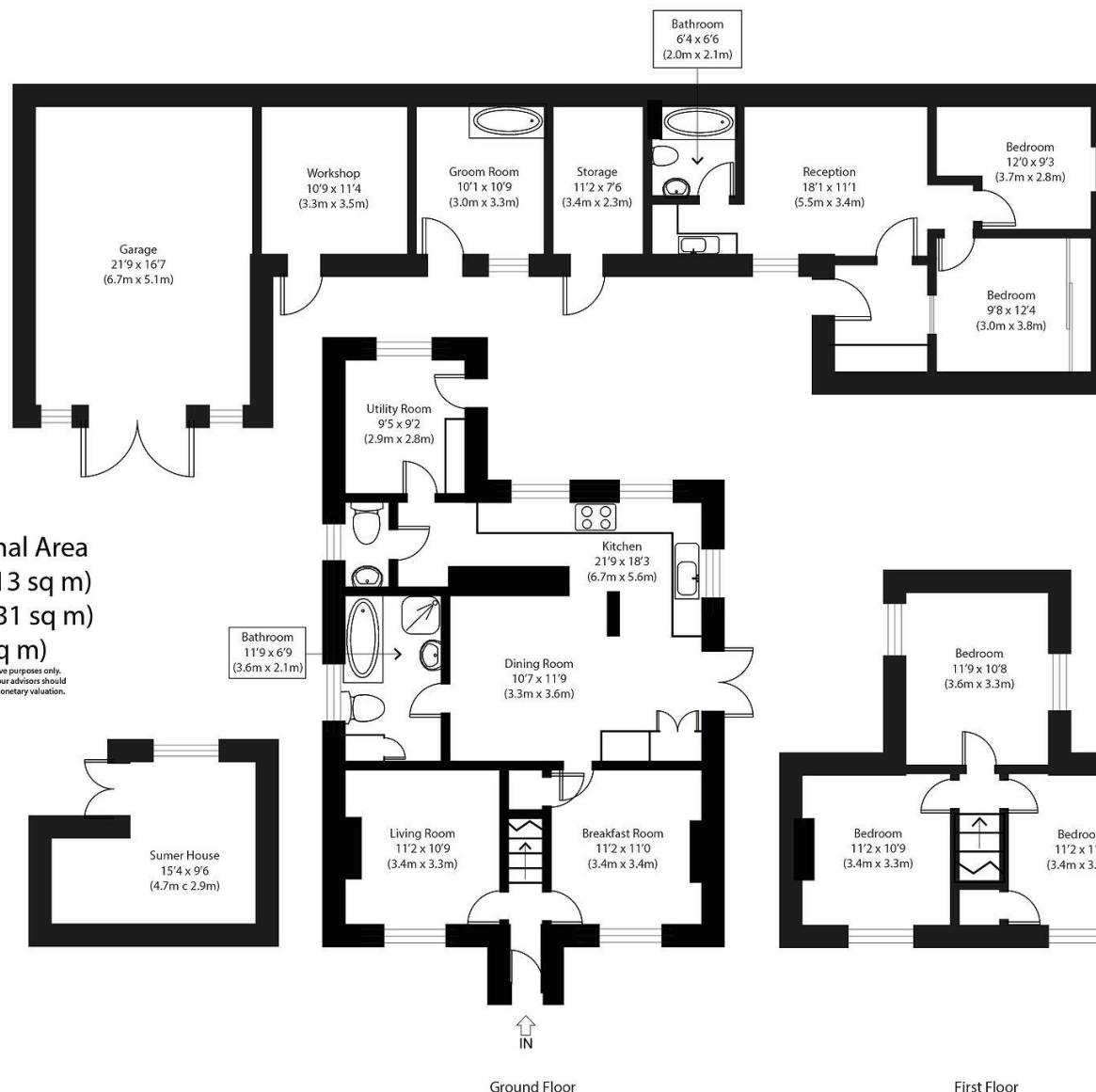
The property has a 0.5 acre paddock to the front, with a 0.5 acre plot leading to the two-acre rear field (sts).

A gated entrance provides ample parking.

LOCATION

Little Totham is a picturesque village located approximately 5 miles from Maldon, with convenient road connections, primarily through the B1022, which provides access to nearby towns, for those commuting to London or other major cities, the nearest railway station is in Witham, about a 15-minute drive away.

Little Totham is served by a variety of schools in the surrounding areas, such as Tiptree Heath Primary School and Tolleshunt D'Arcy St Nicholas Primary Academy and the The Plume Academy in Maldon for secondary education. For those interested in private education, New Hall School in Chelmsford is a well-regarded independent school offering educational opportunities from nursery through to sixth form.



Approximate Gross Internal Area
Main House 1215 sq ft (113 sq m)
Outbuilding 1410 sq ft (131 sq m)
Total 2625sq ft (244 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosgroup.co.uk

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CRAIG GANDERTON
DIRECTOR

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