



Seagers, Great Totham, Maldon

An exquisite 4-bedroom detached family home in the picturesque village of Great Totham that offers unparalleled countryside views. This spacious residence boasts three reception rooms, providing ample space for comfortable living and entertaining, whilst the principal bedroom boasts a contemporary ensuite bathroom, dressing room and a Juliette balcony.

Guide price £575,000

Seagers

Great Totham, Maldon, CM9



- 4 bedroom detached family home
- Stunning countryside views
- Large driveway with ample off street parking
- Quiet cul-de-sac location in Gt Totham
- Beautiful modernisation on principal bedroom with ensuite
- Exceptional entertaining space
- Double Garage

The Property

Upon entering, you are immediately struck by the sense of space and light in the entrance hall. To the right, you are greeted by a large living area that seamlessly opens onto the garden through double doors, creating a seamless connection between indoor and outdoor living. This space adjoins a dining area, perfect for hosting family dinners or entertaining guests.

The current configuration includes a generously sized separate kitchen, offering a functional and well-equipped culinary space. However, for those with a desire for a more expansive layout, there is the potential to knock through and create an exceptional open plan kitchen/dining space, ideal for modern family living.

A garden room, provides a versatile space that allows you to enjoy the beauty of the outdoors throughout the year. This room serves as an extension of the living space and offers additional room for entertaining or relaxation.

Moving upstairs, you'll find four well-appointed bedrooms. The principal bedroom is a true retreat, featuring an ensuite bathroom and walk in wardrobe. Recently modernised, this space exudes luxury and sophistication. The ensuite bathroom is contemporary and finished to a high standard, featuring a crittall-style shower. The modernisations have been designed with a keen eye for detail and a commitment to quality, ensuring a comfortable and elegant finish.

The remaining three bedrooms are equally well-proportioned and share access to a stylish family bathroom.

The Outside

Enviably positioned in a quiet cul-de-sac in, this family home has a handsome frontage with a beautifully landscaped front garden, a large expansive driveway, as well as the double garage, providing ample off street parking.

To the rear, there is a easy-to-maintain, sunny garden with far reaching countryside farmland views. The garden provides ample space to entertain or the perfect place to unwind and enjoy times with friends and family in the summer months. There is a large area laid to lawn as well as a mixture of attractive perennial and herbaceous plants and flowers. A garden shed provides outside storage space.

The Area

Great Totham is a semi-rural village in the rolling Essex countryside. Across the road is the Jubilee recreation ground, there is a playing field which offers a large open space, a playground and the local pub is a short walk away. The property is nestled between Tiptree and Maldon which offer a plethora of conveniences including shops, cafes, butchers, bakers, gyms and schools. Within 10 – 15 minutes you can be on the A12 or at Witham train station which will take you into London Liverpool Street.

Further Information

Tenure: Freehold

Council Borough: Maldon

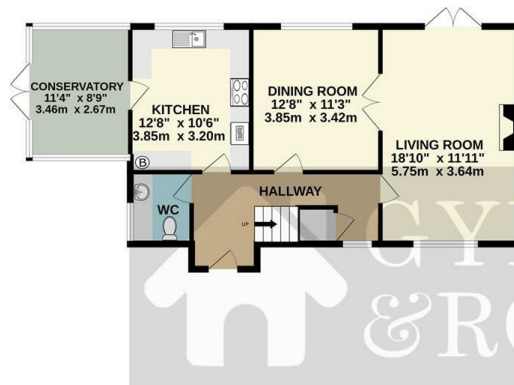
Council Tax Band: F



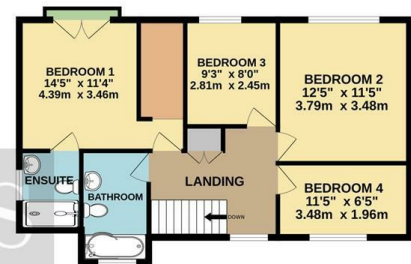


Floor Plan

GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1688 sq.ft. (156.9 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	77		A
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	