

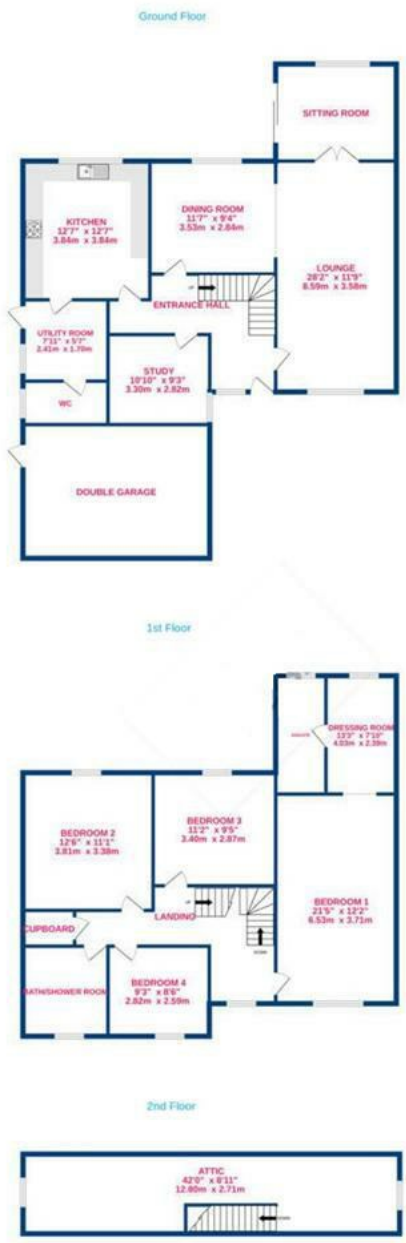


Whitegates Post Office Road, Woodham Mortimer , Essex CM9 6SX  
£775,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents



Located within this most favoured village between Danbury & Maldon is this large family house set on a plot of just over quarter of an acre. Accommodation includes four bedrooms, two bathrooms, dressing room, four reception rooms, kitchen, utility room and a cloakroom. There is also a very large fully boarded attic room. The property is set back from the road and therefore affords a large driveway along with a double garage. The present owners have recently gained planning permission to extend and substantially re-model the property. Plans can be viewed at <https://publicaccess.maldon.gov.uk/online-applications/> Reference: 24/00424/HOUSE. Energy rating D.



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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**Agents Note - Planning Granted**

Planning permission was granted in July 2024 to substantially extend the property. Plans can be viewed on Maldon District Councils website or by contacting Church & Hawes, Danbury office. Planning Ref No: 24/00424/HOUSE

**SECOND FLOOR**

**Attic Room 42' x 8'11 (12.80m x 2.72m)**

A fully boarded room currently used for storage but also ideal as a hobby room or children's den.

**FIRST FLOOR**

**Master Bedroom 21'5 x 12'2 (6.53m x 3.71m)**

**Dressing Room 13'3 x 7'10 (4.04m x 2.39m)**

**En-Suite Bathroom**

Four piece suite.

**Bedroom Two 12'6 x 11'1 (3.81m x 3.38m)**

**Bedroom Three 11'2 x 9'5 (3.40m x 2.87m)**

**Bedroom Four 9'3 x 8'6 (2.82m x 2.59m)**

**Family Bathroom**

Four piece suite.

**Landing**

Stairs to ground floor and also attic.

**GROUND FLOOR**

**Entrance Hall**

**Lounge 28'2 x 11'9 (8.59m x 3.58m)**

**Dining Room 11'7 x 9'4 (3.53m x 2.84m)**

**Sitting Room/Garden Room 11'9 x 9'6 (3.58m x 2.90m)**

**Study 10'10 x 9'3 (3.30m x 2.82m)**

**Kitchen 12'7 x 12'7 (3.84m x 3.84m)**

**Utility Room 7'11 x 5'7 (2.41m x 1.70m)**

**Cloakroom**

**EXTERIOR**

**Front**

**Double Garage**

**Rear Garden approx 128' (approx 39.01m)**

**Agents Notes**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



