



**Mandale Post Office Road, Woodham Mortimer , Essex CM9 6SX**  
Guide price £900,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £900,000 - £925,000... Offered with no onward chain, Mandalay is an imposing, beautifully presented family home set on a 0.27 acre west facing plot in the semi-rural village of Woodham Mortimer, ideally located just a short drive from Danbury, Maldon and the A12. Extending to around 3,000 sq. ft, the property offers spacious and versatile accommodation. It is ideally suited for growing families with five first floor double bedrooms (two en suites, master with dressing room), three offering west facing garden views and a pleasant family bathroom. The generous ground floor includes a dual aspect lounge with wood burner, a study, large dining room, coffee room, office and a traditional kitchen/breakfast room with vaulted ceiling and adjoining utility. There is potential for a self contained annexe, with some internal alteration works, subject to consent. The west facing rear garden is a standout, featuring a terrace, koi pond, summer house, and mature planting, while the front offers ample parking, a garage and EV charging. A superb home in a sought after village setting. Energy rating D.

#### LOCATION

Post Office Road in Woodham Mortimer is a picturesque, semi-rural lane nestled in the heart of Essex countryside. Lined with mature trees and bordered by open fields, the road offers a tranquil setting ideal for those seeking a peaceful lifestyle. The area is characterised by a blend of charming period properties and thoughtfully designed modern homes, reflecting the village's rich history and contemporary growth. Woodham Mortimer itself is a sought-after village known for its strong sense of community and rural charm. Residents enjoy proximity to local amenities, including traditional pubs like the Hurdlemakers Arms, and easy access to nearby towns such as Maldon and Chelmsford, providing a balance between countryside living and modern convenience.

#### FIRST FLOOR

Landing 26'4 x 11'11 > 7'11 (8.03m x 3.63m > 2.41m)

Master Bedroom 16'1 x 11'7 (4.90m x 3.53m)

Ensuite Bathroom 9'9 x 6'10 (2.97m x 2.08m)

Walk In Dressing Room 6'10 x 6 (2.08m x 1.83m)

Bedroom Two 14' x 13'9 (4.27m x 4.19m)

Ensuite Shower Room 7'11 x 6'5 (2.41m x 1.96m)

Bedroom Three 12' x 11'2 (3.66m x 3.40m)

Bedroom Four 15'5 into wardrobe x 8'5 (4.70m into wardrobe x 2.57m)

Bedroom Five 14'1 into wardrobe x 7'6 (4.29m into wardrobe x 2.29m)

Bathroom 11'5 x 6'9 (3.48m x 2.06m)

#### GROUND FLOOR

Entrance Hall

Study 9'7 x 8'1 (2.92m x 2.46m)

Utility Room 7'8 x 7'1 (2.34m x 2.16m)

Coffee Room/Snug 8'1 x 8' (2.46m x 2.44m)

Living Room 23'9 x 20' > 13'6 (7.24m x 6.10m > 4.11m)

Kitchen 24'2 x 14'8 (7.37m x 4.47m)

Dining Room 18'1 into bay x 10'1 (5.51m into bay x 3.07m)

Boiler Room 8'8 x 3'3 (2.64m x 0.99m)

Inner Hallway 16'8 x 11'10 (5.08m x 3.61m)

#### Cloakroom

#### EXTERIOR

Garage 15'11 x 8'6 (4.85m x 2.59m)

Rear Garden

Summerhouse 12'4 x 12'4 max (3.76m x 3.76m max)

#### Front

#### 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.

