



Chelmsford Road, Woodham Mortimer , Essex CM9 6TH  
£1,195,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Set on a wonderful plot of just under half an acre is this fantastic established detached residence dating from the 1920's. The property offers most versatile accommodation totalling around 3235 square feet and is currently arranged as a large four/five bedroom family house with an attached two bedroom self-contained home/annexe. This property is absolutely ideal for a large growing family or a family with dependent relatives. In addition, part of the ground floor of the main house also lends itself perfectly for home working or studios. Energy rating D.

The accommodation totals seven bedrooms, five bathrooms, four reception rooms. and a conservatory.

Externally, the house is set back from the road and approached via a carriage driveway with parking for numerous vehicles. A very wide side access leads to the completely private rear garden and summerhouse.

The property has been very well maintained throughout and is presented to a high order.





Woodham Mortimer is a popular village situated between the Historic town of Maldon and the villages of Danbury & Little Baddow. Easy access is offered to the A12 as well as the railway stations at Chelmsford & Hatfield Peverel. Direct rail link to London's Liverpool Street Station. Woodham Mortimer affords 'The Hurdlemakers' a village public house, cricket club and is within a short drive of three Golf clubs including the 'Warren Country Club & Estate'.

The property is situated just a short distance from Danbury village centre with it's variety of shops & amenities. There are easy two Preparatory Schools (Heathcote in Danbury and Elm Green in Little Baddow) and two state schools including Danbury Park Primary School. The area is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park). Only five miles due east of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, bustling shopping centre, and a station on the main line into London Liverpool Street. The A12 & A130 are just a short drive away.

**ACCOMMODATION**

As mentioned above, the existing owners have currently arranged the property as two separate dwellings. There are three separate entrances from the front in total.

Viewed from the front, the left is the smaller part of the house, comprising of two bedrooms, two reception rooms, kitchen, family bathroom and a cloakroom. There is a door from the hall giving access to the main house.

On the first floor, the main house comprises of three bedrooms (the master with modern en-suite and dressing room) and a family bathroom. On ground floor are two more bedrooms both with modern en-suite shower rooms In our opinion one or both of these rooms lend themselves to a variety of uses including an annexe or home offices/studios. One of the rooms has an independent entrance and there is also a door between them.

The remainder of the ground floor affords wonderful open plan living including a large lounge, large family room/dining room with doors to the garden and ceiling lanterns, and a kitchen with feature island. There is also a cloakroom, utility room and serving area.

**MAIN HOUSE - FIRST FLOOR**

**Master Bedroom 14' x 13'9 (4.27m x 4.19m)**

Doors to en-suite & dressing room.

**En-Suite**

Modern three piece shower room.

**Dressing Room 7'8 x 6'9 (2.34m x 2.06m)**

Note: this room was originally a third bedroom to the other part of the house and could relatively easily be changed back if desired.

Note: The following two rooms are divided by a studwork wall and again, could easily be converted into one large room if desired.

**Bedroom 13'7 x 6'1 (4.14m x 1.85m)**

**Bedroom 9'8 x 7'2 (2.95m x 2.18m)**

**Family Bathroom 9'8 x 8'3 (2.95m x 2.51m)**

Four piece bathroom including shower.

**Landing 11'2 x 8'3 (3.40m x 2.51m)**

Wall to wall fitted wardrobes.

**MAIN HOUSE - GROUND FLOOR**

**Entrance Hall**

**Cloakroom**

Two piece suite.

A majority of the ground floor is open plan, perfect for family living.....

**Inner Hall 10' x 9'4 (3.05m x 2.84m)**

**Kitchen 17'2 x 10' (5.23m x 3.05m)**

Fully fitted and including a feature matching island. Range oven.

**Lounge 26'8 x 13'8 (8.13m x 4.17m)**

Jotul woodburner.

**Family/Dining Room 24'3 x 8'5 (7.39m x 2.57m)**

Two sets of double doors to the garden and two feature glazed ceiling lanterns.

**Serving Area 7'4 x 4'3 (2.24m x 1.30m)**

Fitted store units and integrated dishwasher.

**Utility Room/Kitchenette 10' x 5'9 (3.05m x 1.75m)**

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The following two rooms are also ideal for a variety of different uses.

**Bedroom 12'6 x 10'2 (3.81m x 3.10m)**

**En-Suite**

Modern three piece shower room. Walk-in shower cubicle with floor drain.

**Bedroom/Home Office/Studio 18'11>12'8 x 10'5 (5.77m>3.86m x 3.18m)**

Independent entrance from the front. Doors to the Utility/Kitchenette and:

**En-Suite**

Modern three piece shower room. Walk-in shower cubicle with floor drain.

**ATTACHED SECOND HOME/ANNEXE**

**FIRST FLOOR**

**Bedroom 15'7 x 12'8>11'5 (4.75m x 3.86m>3.48m)**

Large bay window to front.

**Bedroom 12'9 x 11'4 (3.89m x 3.45m)**

**Family Bathroom 9'3 x 7'4 (2.82m x 2.24m)**

Four piece suite including shower cubicle. Fitted units.

**Landing**

**GROUND FLOOR**

**Entrance Hall**

Independent entrance from the front. Door to the main house and doors to:

**Lounge 15'7 x 12' (4.75m x 3.66m)**

Large bay window to front.

**Dining Room 12'9 x 11'4 (3.89m x 3.45m)**

Fitted storage units. Triple bi-folding doors to conservatory.

**Kitchen 10'4 x 8'4 (3.15m x 2.54m)**

**Cloakroom**

Two piece suite.

**Conservatory 12'8 x 12'3 (3.86m x 3.73m)**

Upvc double glazed construction with a glass roof. Double doors to garden.

**EXTERIOR**

Secluded and set back from the road, approached via a carriage driveway providing parking for numerous vehicles. A very wide side access leads to the completely private rear garden. Lawn gardens and many mature trees and shrubs. Three store sheds, two water taps and courtesy lighting.

Note: The garden is currently divided into two by a picket fence which could easily be removed if desired.

**Summerhouse**

Large log cabin style summerhouse. Part divided to from a garden room and garden store both 11'7 x 11'6, power and light connected.

**Agents Notes, Money Laundering & Referrals**

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

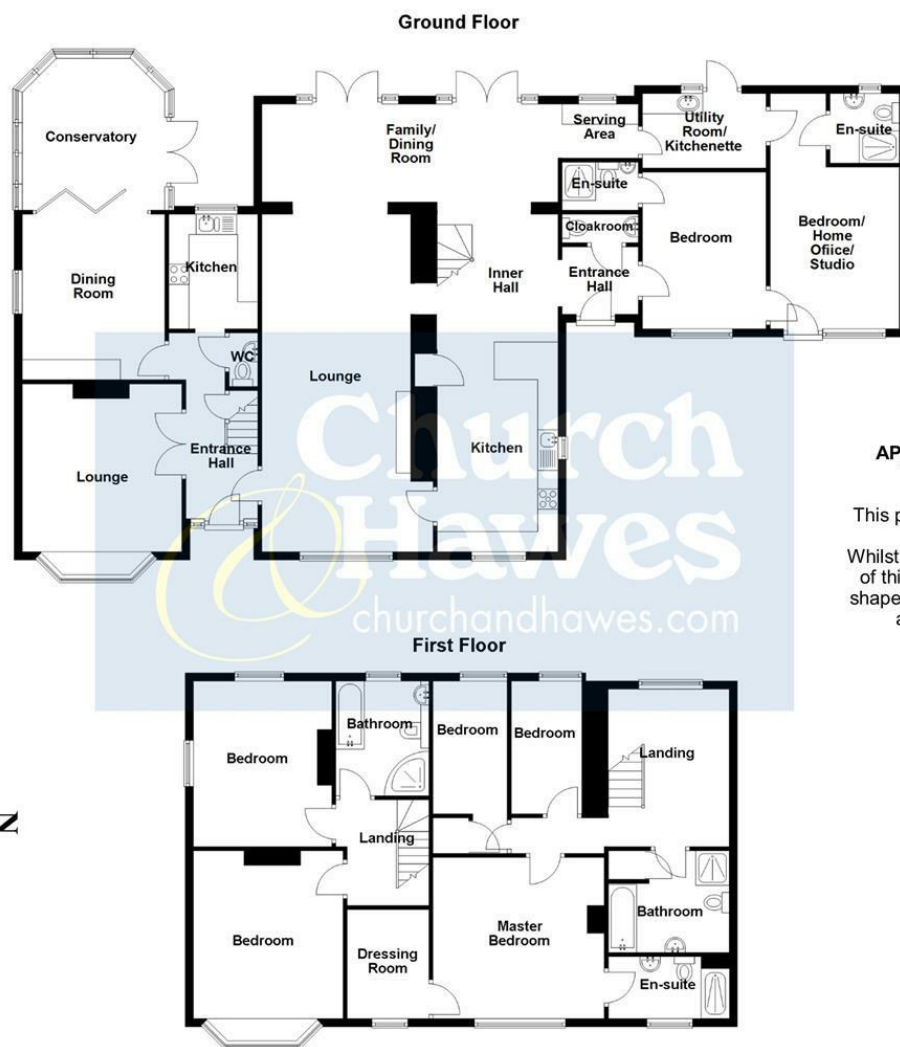












**APPROX INTERNAL FLOOR AREA  
TOTAL 300 SQ M 3235 SQ FT**

This plan is for layout guidance only and is  
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Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
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any decisions reliant upon them.  
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