



7 Playle Chase, Great Totham , Essex CM9 8UT
Offers in excess of £525,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Offers in Excess of £525,000, FOR SALE VIA INVITATION TO TENDER OPEN HOUSE EVENTS SATURDAY 1st March 2025 1.30pm - 2.30pm and Saturday 8th March 2025 10.30am - 11.30am. TENDERS TO BE RECEIVED BY CHURCH & HAWES WEDNESDAY 12th March 2025 at 12pm.

Welcome to this property with approx 1,860 square feet/ 173 m2 that requires refurbishment and is located in the sought-after area of Playle Chase, Great Totham. This spacious house boasts five bedrooms and three reception rooms, offering ample space for a growing family or those who love to entertain.

Although this property requires refurbishment, it presents a fantastic opportunity to create a bespoke living space tailored to your taste and style. The potential of this house is truly exciting, with the chance to transform it into a stunning home that suits your needs perfectly. With its generous room sizes and versatile layout, this house offers endless possibilities for creating a comfortable and inviting living environment. Whether you're looking to put your own stamp on a property or seeking a project to unleash your creativity, this house is full of promise. One of the standout features of this property is the approximate 100 feet rear garden, providing a lovely outdoor space for relaxing, gardening, or hosting summer gatherings.

Don't miss out on the chance to own a property in this desirable location with great potential. Contact us today to arrange a viewing and discover the exciting opportunities that this house in Playle Chase has to offer. Council Tax Band F. Energy Efficiency Rating E.

Main Bedroom 16'4 x 12'4 (4.98m x 3.76m)

Two Double glazed windows, radiator. Fitted wardrobes to one wall.

En Suite 7'8 x 5'2 (2.34m x 1.57m)

Window, three piece suite comprising of wc, wash hand basin and shower cubicle.

Bedroom 12'7 x 11'1 (3.84m x 3.38m)

Double glazed window to front, radiator.

Bedroom 12'5 x 10' (3.78m x 3.05m)

Double glazed window to rear, radiator.

Bedroom 13'7 x 7'9 (4.14m x 2.36m)

Double glazed window to front, radiator.

Bedroom 9'1 x 7'4 (2.77m x 2.24m)

Double glazed window to rear, radiator.

Bathroom 12'7 x 6'1 (3.84m x 1.85m)

Window, radiator. Four piece suite comprising of wc, wash hand basin, bath with mixer tap and shower cubicle with shower system.

Landing

Double glazed window, airing cupboard and access to loft. Stairs down to entrance hall.

Entrance Hall

Entrance door, under stair, radiator. Doors to cloakroom, lounge, dining room and kitchen/breakfast room.

Cloakroom

Double glazed window, radiator. Two piece white suite comprising of wc and wash hand basin.

Lounge 17'7 x 12'8 (5.36m x 3.86m)

Double glazed window, radiator. Bi fold doors to dining room.

Dining Room 12'9 x 12'5 (3.89m x 3.78m)

Sliding doors to lean to, radiator.

Kitchen/Breakfast Room 17'6 max x 14'9 max (5.33m max x 4.50m max)

Double glazed window to front and rear. Base and wall cabinets with various appliances and range cooker. Dresser unit and wine racks. Sink and drainer unit. Door to utility area.

Utility Room 8' x 5'5 (2.44m x 1.65m)

Door to garage and door to lean to.

Lean To 35'0 x 15'11 (10.67m x 4.85m)

This is a wooden structure with windows and double doors to the garden, (this structure is in our opinion temporary but gives a great idea of possible extensions etc, subject to any planning consents required etc) or a larger garden if removed.

Garage 16'7 x 7'10 (5.05m x 2.39m)

Up and over door, power and lighting. Door to utility room.

Rear Garden 94'1" (28.7)

Patio area with steps to lawned garden. Shrub and flower borders. Access to side leading to the front. Shed.

Area Description

South of the village of Great Totham has St Peter's church with amenities including the Village Shop and local car mechanic as well as the Highly regarded Great Totham Primary School. For Golf enthusiasts Forrester Park Golf Club is located in the village.

The Prince of Wales Pub in Totham South and The compasses at Great Totham North with The Bull located accross the road from the Cricket pitch in the centre of the village.

The village is within a short drive of both Maldon (approx 5 miles) and Tiptree (approx 3miles). Trains direct to the city can be boarded at Witham or Kelvedon Stations.

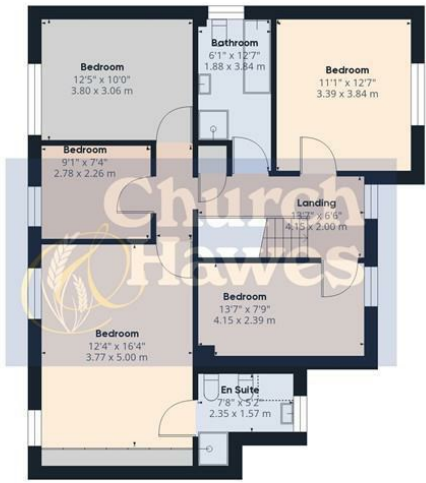
Of course our RECORD BREAKING ENGLAND opening batsman Alastair Cook hails from this area!!!

Agents Note

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.



Floor 0



Floor 1

Approximate total area[®]

2392.06 ft²

222.23 m²

Reduced headroom

6.46 ft²

0.6 m²

(1) Excluding balconies and terraces:

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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