



Witham Road, Tolleshunt Major , CM9 8JT
Offers in excess of £1,000,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

With its idyllic setting and modern amenities, this property on Witham Road is a rare find in the heart of Essex. Whether you are looking for a family home or a peaceful retreat, this residence offers an exceptional opportunity to enjoy the best of village life while being just a stone's throw away from the vibrant town of Maldon. EPC: B, Council Tax: G.



COVERING MID ESSEX TO THE EAST COAST SINCE 1977



Bedroom 17'2 x 17'0 (5.23m x 5.18m)

Double glazed window to front with far reaching views over local farmland, two radiators, door to:

En-Suite 7'1 x 6'5 (2.16m x 1.96m)

Velux window to ceiling, heated towel rail, suite comprising, wash hand basin with vanity unit, low level w.c., tiled corner shower unit, tiled to walls.

Bedroom 13'9 x 13'9 (4.19m x 4.19m)

Double glazed window to front with far reaching farmland views, radiator, fitted storage cupboard, door to:

En-Suite 7'2 x 6'6 (2.18m x 1.98m)

Velux window to ceiling, heated towel rail, suite comprising, tiled corner shower unit, low level w.c., wash hand basin with mixer tap and vanity unit, tiled to walls and floor.

Bedroom 16'2 x 14'9 (4.93m x 4.50m)

Double glazed window to rear with fair reaching farmland views, double glazed window to side, radiator.

Bedroom 13'9 x 13'9 (4.19m x 4.19m)

Double glazed window to rear with far reaching farmland views, two radiators.

Bathroom 9'4 x 6'5 (2.84m x 1.96m)

Obscure double glazed window to side, heated towel rail, suite comprising panelled bath with shower mixer tap and shower screen, low level w.c., wash hand basin with mixer tap and vanity unit tiled to walls and floor.

Landing

Double glazed lantern to ceiling, decorative coving, radiator, door to airing cupboard., stairs down to:

Hallway 15'10 x 7'4 (4.83m x 2.24m)

Tiled floor, full length storage cupboard, decorative coving, doors to further accommodation including glazed double doors to:

Entrance Hall 6'11 x 4'11 (2.11m x 1.50m)

Part double glazed entrance door to front, double glazed windows to front and sides, tiled floor.

Study 13'4 x 9'5 (4.06m x 2.87m)

Double glazed window to front, decorative coving, underfloor heating, glazed door to Entrance Hall.

Cloakroom 9'5 x 3'5 (2.87m x 1.04m)

Suite comprising low level, w.c., wash hand basin with vanity unit and mixer tap, tiled to walls and floor, extractor fan, underfloor heating.

Living Room 19'6 x 17'3 (5.94m x 5.26m)

Double glazed window to front, feature fireplace with multi fuel burner, decorative coving, glazed door to Hallway and glazed double doors to:

Kitchen/Family Room 32'11 x 22'10 (10.03m x 6.96m)

Double glazed bifold doors to rear, double glazed window to rear, decorative coving, underfloor heating, double display unit with storage cupboards and integrated wine cooler, kitchen area featuring a range of matching units, full length integrated fridge and freezer, integrated double oven warming drawer and microwave, electric hob and dishwasher, sink unit with mixer tap set into work surface, tiled floor, glazed door to hallway and door to:

Laundry Room 9'2 x 7'5 (2.79m x 2.26m)

Part obscure glazed door to side, range of fitted units, cupboard housing oil fired boiler, space and plumbing for washing machine and dishwasher, sink/drain unit with mixer tap, set into work surface, tiled splash backs, decorative coving, tiled floor.

Triple Garage 30'7 x 17'6 (9.32m x 5.33m)

Three electric roller doors to front, part glazed door to side, double glazed window to rear, 7 solar panels mounted on the roof to rear, stairs to first floor and door to:

W.C. 6'7 x 2'2 (2.01m x 0.66m)

Low level w.c., wash hand basin with mixer tap and vanity unit, tiled to walls and floor.

Studio/Gym/Home office 30'1 x 12'1 (9.17m x 3.68m)

Two double glazed windows to front and rear, double glazed window to side, control system for the solar panels.

Rear Garden

Paved seating area, with close board fencing to side boundaries, post and rail fence and hedging to rear boundary. Sewage treatment system.

Frontage

Gated entrance to front with red brick wall to front boundary. tarmac drive way providing parking and leading to entrance and triple garage, shingle area to one side.

Agents Note & Money Laundering

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 at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

