



Church  
Post Office Road, Woodham Mortimer , CM9 6SY  
Guide price £1,000,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Welcome to this stunning EXTENDED DETACHED house located on Post Office Road in the charming village of Woodham Mortimer on the outskirts of the historic town of Maldon and also Danbury. The City of Chelmsford is approx 7.8 miles with the A12 approx 4.6 miles.

This property boasts three spacious reception rooms, perfect for entertaining guests or relaxing with the family. With FOUR/FIVE bedrooms and three shower/bathrooms, there is ample space for everyone to enjoy their own privacy and comfort. Spanning over 2,598 sq ft/241 m<sup>2</sup>, (including Double Garage) this extended family home offers a generous living space for all your needs. One of the highlights of this property is the bi-fold doors from the kitchen/Family/dining area which leads to the West facing rear garden, allowing natural light to flood the living space and creating a seamless indoor-outdoor living experience. There is also a large lounge, study and a bar room.

Parking is made easy with ample parking on the driveway for cars, motor homes or boats which leads to the double garage. The popular village location adds to the appeal of this property, offering a sense of community and convenience.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer. Energy Efficiency Rating D. Council Tax Band G.



**Main Bedroom 23'7 x 16'3 (7.19m x 4.95m)**

This stunning room offers impressive views over the rear garden from the BI FOLD doors and Juliet balcony. Midea air conditioning unit, radiator. Spot lights to ceiling. Door to

**En Suite 9'4 x 7'10 (2.84m x 2.39m)**

Pvc double glazed window, three piece white suite comprising of wc, sink with mixer tap and large walk in shower with shower system. Tiled to floor, towel rail radiator.

**Bedroom 2 14'8 x 10'1 (4.47m x 3.07m)**

Pvc double glazed window, radiator. Built in double wardrobe. Door to

**En Suite**

Pvc double glazed window. Three piece white suite with wc, wash hand basin with mixer tap and shower cubicle. Tiled to floor.

**Bedroom 3 10'10 x 10'10 (3.30m x 3.30m)**

Pvc double glazed window, radiator. Built in cupboard.

**Bedroom 4 10'7 x 10'1 (3.23m x 3.07m)**

Pvc double glazed window, radiator. Built in cupboard.

**Bathroom 10'6 x 7'11 (3.20m x 2.41m)**

Pvc double glazed window. Four piece white suite comprising of wc, wash hand basin with mixer tap, bath with mixer tap. Large walk in shower cubicle with shower system. Tiled floor, vertical radiator.

**Landing**

Pvc double glazed window. Access to loft, airing and storage cupboard. Return stair case to ground floor.

**Entrance Hall**

Door into entrance porch and door into entrance hall, radiator. Doors to

**Cloakroom**

Two piece white suite comprising of wc and wash hand basin with vanity drawers under. Radiator.

**Study/Bedroom 5 12'6 x 10'6 (3.81m x 3.20m)**

Pvc double glazed window, radiator.

**Lounge 23'9 x 11'10 (7.24m x 3.61m)**

Pvc double glazed bay window, feature fire place with fire grate. Through to

**Kitchen/Family/Dining Room 35'1 x 11'9 (10.69m x 3.58m)**

This stunning room offers a part vaulted ceiling with Velux windows and BI FOLD doors to the rear garden. Selection of white base and wall cabinets with integrated appliances including two ovens, fridge, dish washer and induction hob with extractor fan over. Breakfast bar, spot lights to ceiling

**Bar Room 12'4 x 10'7 (3.76m x 3.23m)**

Selection of base and wall cabinets with sink set into work surface and dish washer. Door to entrance hall and door to utility room

**Utility Room 10'11 x 7'10 (3.33m x 2.39m)**

Pvc double glazed window and door to side. Selection of base and wall cabinets with space for washing machine and space for freezers etc. Sink and drainer with mixer tap.

**West Facing Rear Garden 118'1" (36m)**

This stunning garden offers an array of bushes trees and flower borders, with access to side leading to the front.

**Frontage 68'10" x 48'6" (21 x 14.8)**

Ample parking on the driveway leading to the detached double garage

**Double Garage 17'9 x 16'2 (5.41m x 4.93m )**

Two up and over doors, personal door. Power & lighting.

**Area Description**

Woodham Mortimer is very a popular village situated between the Historic town of Maldon and the popular villages of Danbury & Little Baddow. Easy access is offered to the A12 as well as the train stations at Chelmsford, Hatfield Peverel and North Fambridge, which go direct to London's Liverpool Street Station! Woodham Mortimer offers a village pub called "The Hurdlemakers" and is within a short drive of three Golf clubs.

**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.





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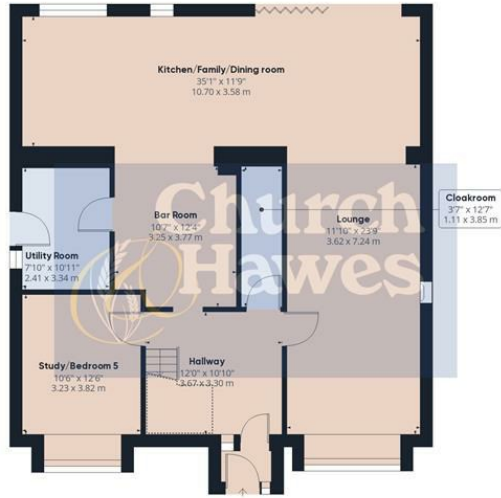


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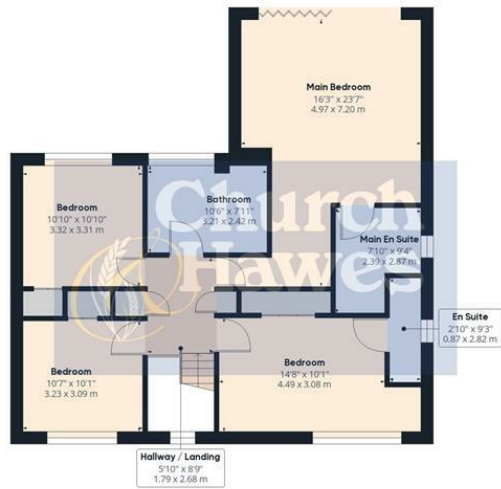








Floor 0 Building 1



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**Approximate total area<sup>(1)</sup>**

2304.77 ft<sup>2</sup>  
214.12 m<sup>2</sup>

**Reduced headroom**

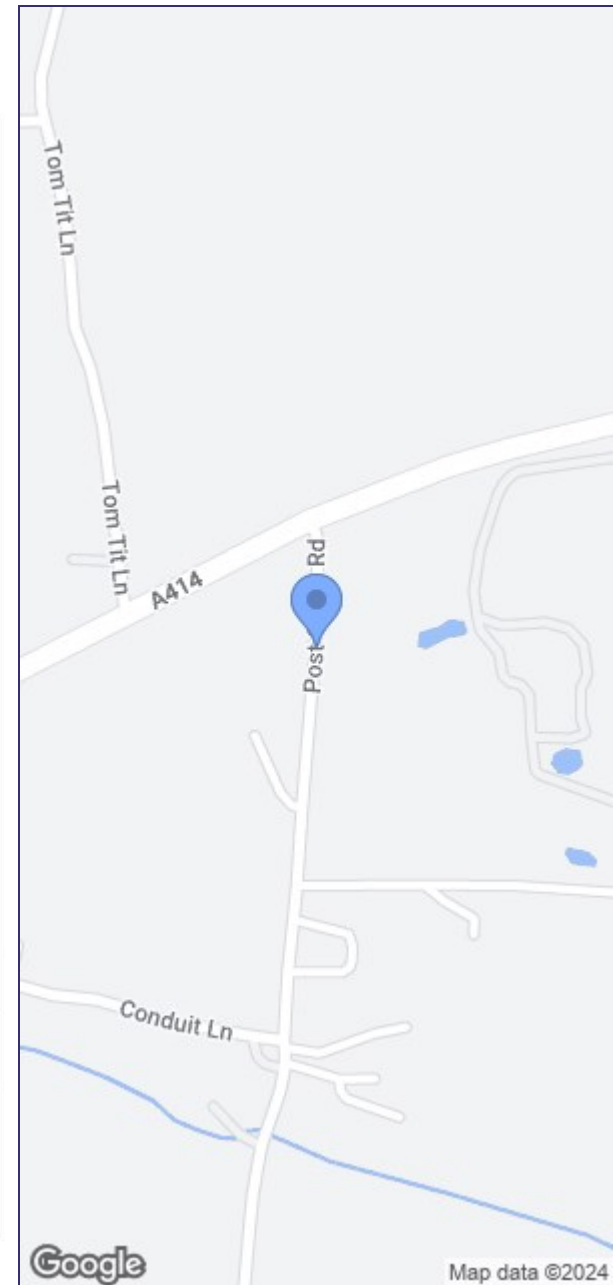
33.25 ft<sup>2</sup>  
3.09 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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