

Warren Lodges, Woodham Walter

CM9 6RW

£285,000

CURTIS O'BOYLE

Sales & Lettings





A superb two bedroom luxury lodge occupying an elevated position within the highly regarded Warren Lodge Park, with an attractive outlook across the surrounding site.

The lodge centres around an impressive open-plan kitchen and living area, with full-height glazing bringing plenty of natural light into the space and French doors opening onto the decking. This provides an excellent setting for relaxing, entertaining or enjoying outdoor dining during the warmer months.

The principal bedroom benefits from its own en-suite shower room, while there is a further bedroom and separate bathroom. The contemporary layout has been designed to make the most of the lodge's setting, with the main living space opening directly onto the outdoor area.

Warren Lodge Park forms part of the extensive Warren Estate, set amongst attractive Essex countryside and woodland. Residents can enjoy a range of facilities including a heated indoor swimming pool and gym, with the wider estate also offering golf, a café and health club facilities. There are numerous opportunities for walking and enjoying the surrounding countryside, with Maldon, Danbury and Chelmsford all within easy reach.

A particularly appealing opportunity for those seeking a luxury lodge in an established country setting, combining comfortable accommodation with private parking, an attractive outdoor area and access to an excellent range of leisure facilities.

UTILITY ROOM 6' 4" x 6' 4" (1.93m x 1.93m)
Double glazed entrance door, double glazed window to front aspect, inset downlighting wood effect laminated flooring, fitted units, sink unit with mixer tap inset into worktop, integrated washing machine, wall mounted gas boiler concealed in cupboard, door to:

INNER HALL Built in cupboard, wood effect laminated flooring, inset downlighting.

BATHROOM 7' 4" x 7' (2.24m x 2.13m) Double glazed window to front aspect, heated towel rail, wash hand basin, panelled bath with mixer tap and shower over, close coupled WC, inset downlighting, part tiled walls.

BEDROOM TWO 10' 8" x 10' 2" (3.25m x 3.1m)
Double glazed window to front aspect, radiator, inset downlighting, fitted wardrobes and chest of drawers.

BEDROOM ONE 15' 11" x 10' 2" (4.85m x 3.1m)
Double glazed window to rear aspect with views across the park, radiator, inset downlighting, fitted wardrobes, dresser and chest of drawers, door to:

ENSUITE 10' 2" x 5' 6" (3.1m x 1.68m) Double glazed window to side aspect, heated towel rail, inset downlighting, tiled shower cubicle, wash hand basin, close coupled WC, part tiled walls, extractor fan.

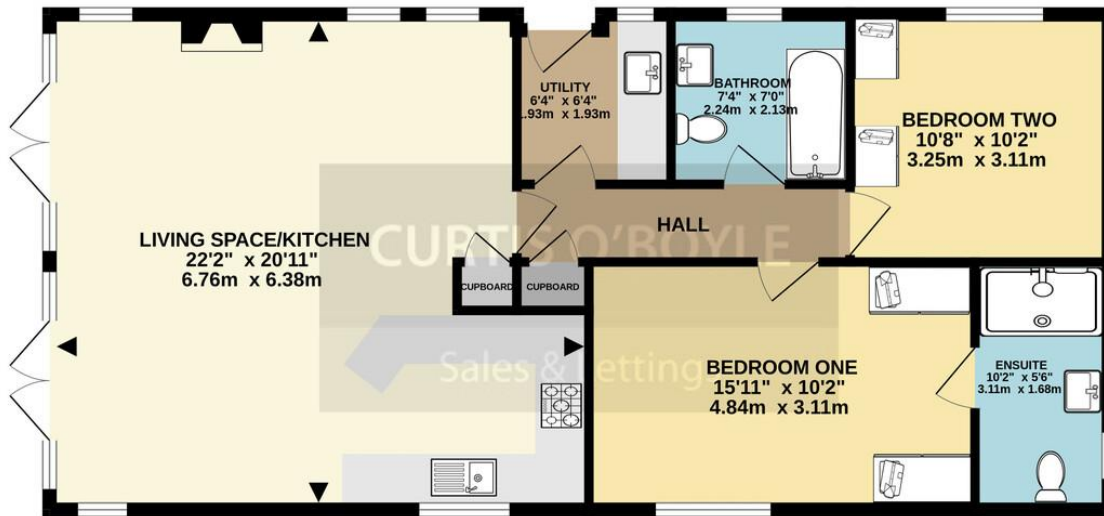
LIVING SPACE/KITCHEN 22' 2" x 20' 11" (6.76m x 6.38m) max. Two set of double glazed French doors leading to decking and double glazed windows up to apex, double glazed windows to three aspects, vaulted ceiling, inset downlighting, kitchen area with fitted base and wall units, ceramic sink unit with mixer tap inset into worktops, built in electric double oven and five ring gas hob, two integrated fridges and a freezer, microwave, double glazed skylight window.

OUTSIDE Composite decking with fantastic views across the lodge park, decking wraps around to the front entrance, patio area and storage shed to side of lodge, allocated parking spaces opposite,



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
882 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CURTIS O'BOYLE

Sales & Lettings