

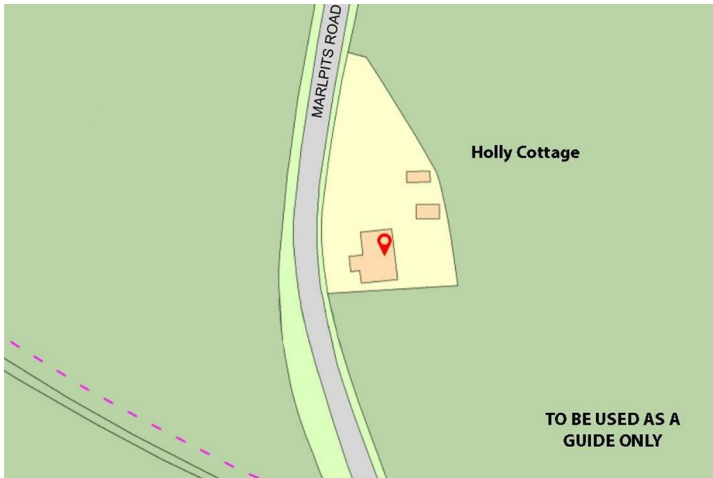


Marlpits Road, Woodham Mortimer, Essex CM9 6TL
Guide price £475,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

VIEWING STRICTLY BY APPOINTMENT ONLY... AN EXCITING OPPORTUNITY TO BUILD YOUR OWN HOME? 'Holly Cottage' is a detached home believed to date back to 19th century. It is situated on a picturesque, private plot of approximately 1/4 acre with far reaching farmland views and no immediate neighbours. The property is set in a rural position within 5 minutes drive of the pretty Essex village of Danbury and just 18 minutes drive from Chelmsford city centre. Although currently no recent planning permission has been passed, due to construction/condition of the existing home, in the writers opinion there is good development potential for a larger home, subject to the normal planning constraints. For further information or to arrange a site visit please get in touch. Energy rating F. * An inspection of the property and plot is highly recommended.



LOCATION

Woodham Mortimer is a peaceful village located approximately three miles west of Maldon. This property is situated within easy reach of Woodham Mortimer golf range, 'The Hurdlemakers Arms' public house and the property is just a short drive to Danbury or Maldon town offering a wide range of amenities. Chelmsford city centre can be reached in under 20 minutes drive, which offers a wide range of restaurants, shopping facilities and a mainline railway station to London Liverpool Street.

DIRECTIONS

From Church & Hawes Danbury office, head towards Eves Corner towards Maldon. On reaching the roundabout at Oak Corner, continue straight over and take the first turning on the right into Marlpits Road. The entrance to Holly Cottage is a few hundred yards and it is the first property on the left hand side.

ACCOMODATION COMPRISING

Lounge/Diner 24' x 10'9 (7.32m x 3.28m)

Kitchen/Diner 21' x 10'4 (6.40m x 3.15m)

Bathroom 10'3 x 5'2 (3.12m x 1.57m)

Bedroom 11'9 x 9'9 (3.58m x 2.97m)

EXTERIOR

Double Carport & Office 21'3 x 15'5 (6.48m x 4.70m)

Agents Notes, Money Laundering & Referrals

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.

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.





Ground Floor



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