



**Brook Close, Great Totham, CM9 8PE**

**Guide price £695,000**



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### Some More Information

From the entrance door you enter the entrance hall where stairs rise to the first floor and doors give access to the kitchen sitting room, study and ground floor cloakroom. The study has a window to the front elevation and adjacent to the fully tiled cloakroom with window to the side elevation, low level W.C. and wall mounted wash hand basin, beyond the hallway leads to the kitchen which has been fitted with a range of eye and base level cupboard beneath rolled edge worksurfaces. Doors lead from the kitchen to the garden room, sitting room and utility room which is fitted with a range of matching cupboards and drawers along with wall mounted LPG central heating boiler and door to side. The sitting room is accessed from both the entrance hall and kitchen and has a floor to ceiling bay window to the front and an opening lead into the dining area which leads on to the extensive garden room to the rear. The garden room is glazed on two sides with integral glass window blinds and 4 panel central bi-folding doors along with expansive roof lantern.

To the first floor the principle bedroom has a window to the front elevation, space for wardrobes and en-suite shower room which is fully tiled with shower enclosure, low level W.C. and wash hand basin. Bedroom two has a window to the rear fitted wardrobes with mirror sliding doors and is a large double room. Bedroom three also a doubled sized room has a window to the front and bedroom four has a window to the rear as an occasional double room. Completing the first-floor accommodation is the family bathroom which is also fully tiled, with panel enclosed bath, low level W.C. and wash hand basin inset into a vanity shelf.

### Externally

Located in a cul-de-sac location the property has a driveway to the side of the property which in turn leads to the double garage with electric door and space for two vehicles within.

Gated access leads to the side of the property and into the rear garden which commences with an extensive area of paved terrace to the immediate rear of the garden room and curving retaining wall with step leading up to an area of lawn and pathway continuing on into the rear of the garden to an area of decking and naturally occurring pond. The lawn at the rear gives way to an area of grass sown with wildflowers and enclosed by trees and shrubs.

### Location

Located just 0.5 miles from Great Totham Primary School with its

“good” Ofsted rating, and 0.5 miles Great Totham Village Shop & Post Office, Great Totham also offers a Church, village hall and public houses. The nearby village of Wickham Bishops also offers a Library, village shop and Post Office, Mrs Salisbury’s Tea Rooms, along with Health Food shop, estate agents, nail salon and two hair salons.

Located just 2.5miles from the property is Benton Hall, Golf, Health, and Country Club, which offers not only an 18-hole championship golf course as well as the “Bishops” par 3, 9-hole course. The health club offers various classes along with indoor swimming pool, gymnasium, and spa facilities.

The historic quayside town of Maldon, is located approximately 4.0 miles away, provides a mixture of shops from independent, regional, and national retailers, schools, restaurants, and social amenities. The nearest railway station can be found 4 miles away at Witham with its fast and frequent service to London Liverpool Street Station.

### Entrance Hall

#### Sitting Room

16'0" into bay x 14'2" (4.88m into bay x 4.32m)

#### Dining Room

9'0" x 8'10" (2.74m x 2.69m)

#### Garden Room

26'8" x 13'10" (8.13m x 4.22m)

#### Kitchen

18'6" x 8'11" (5.64m x 2.72m)

#### Utility Room

7'1" x 5'6" (2.16m x 1.68m)

#### W.C

6'11" x 2'5" (2.11m x 0.74m)

#### Study

7'0" x 6'4" (2.13m x 1.93m)

#### Bedroom One

11'3" x 11'0" (3.43m x 3.35m)

#### En-Suite

6'0" x 5'2" (1.83m x 1.57m)

### Bedroom Two

11'6" into ward x 11'3" (3.51m into ward x 3.43m)

### Bedroom Three

12'9" x 9'10" (3.89m x 3.00m)

### Bedroom Four

10'0" x 9'1" max (3.05m x 2.77m max)

### Bathroom

7'1" x 5'10" (2.16m x 1.78m)

### Services

Council Tax Band - E

Local Authority – Maldon District Council

Tenure – Freehold –

Communal LPG Gas Tank

EPC – D

Gas fired central heating

Mains Electric

Mains Water

Mains Drainage

Broadband Availability - Ultrafast broadband via Openreach with speeds to 1000mbs (September 2025).

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2. (details obtained from Ofcom Mobile and Broadband Checker) – September 2025.

Construction Type - We understand the property to be of a modern brick and block construction. The property does not have step free access from the street to inside the property.

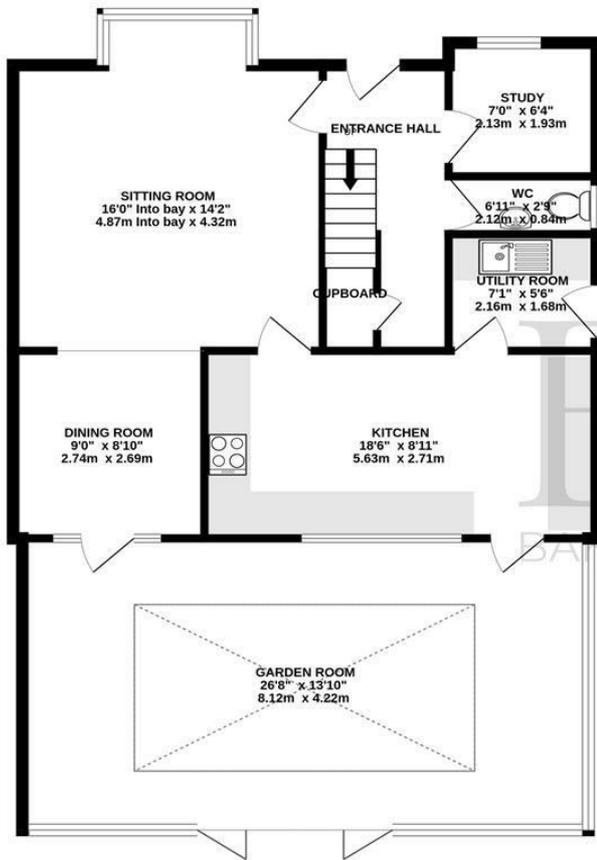
Flood Risk - Data Taken from Gov.UK Flood Map.

Flooding from Rivers and Sea – Very Low Risk  
Flooding from Surface Water - Very Low Risk  
Flooding from Reservoirs – Unlikely in this area.  
Flooding from Ground Water - Unlikely In this Area

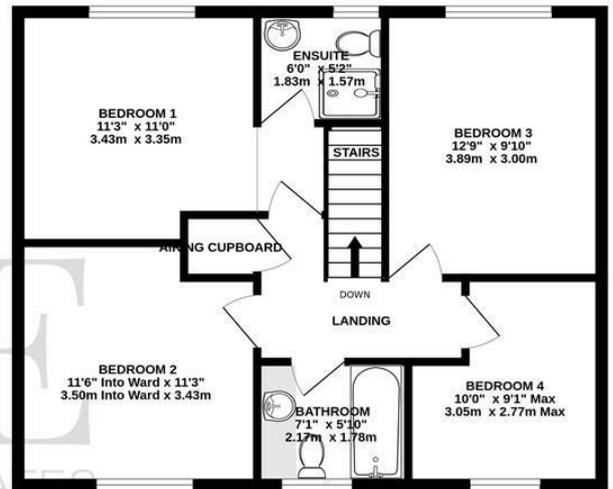
Planning Applications in the Immediate Locality - No current applications in the locality. – September 2025



GROUND FLOOR  
1010 sq.ft. (93.8 sq.m.) approx.



1ST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1627 sq.ft. (151.1 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	55	62

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.