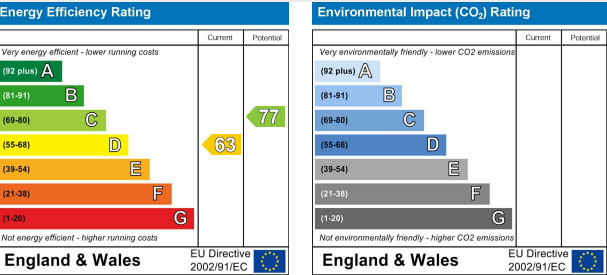


Paul Mason Associates



Maldon Road, Great Totham, Essex, CM9 8NL
Guide Price £700,000 - £750,000

- Approx. one third of an acre
- Three bedroom bungalow with attached two bedroom annexe
- Large living room with separate sun room/dining room
- Kitchen and Bathroom
- Annexe with lounge, kitchen, bathroom and two bedrooms
- Large outbuilding with power internet connected
- Former garage/workshop
- Block paved driveway providing ample off street parking
- 236' Rear garden
- EPC - D



Location

Great Totham is a highly regarded Essex village situated within the Maldon district, surrounded by attractive countryside yet conveniently positioned for access to Maldon, Witham, Tiptree and Chelmsford. The village offers an appealing combination of rural surroundings, a strong community atmosphere and a useful range of everyday amenities.

Local facilities include Great Totham Stores, a village hall, recreation grounds, cricket club and popular public houses including The Bull & Willow Room and Prince of Wales Great Totham. The surrounding countryside provides plenty of opportunities for walking and cycling, while Forrester Park Golf & Country Club is also nearby.

For families, the village is home to Great Totham Primary School, with further schooling available in the surrounding towns and villages.

Great Totham is also well placed for commuters. Witham and Hatfield Peverel railway stations provide mainline services towards London Liverpool Street, while the nearby road network gives convenient access to the A12, linking Chelmsford, Colchester and London. Regular bus services also connect the village with Maldon, Witham, Tiptree and Colchester.

Combining village life and countryside surroundings with excellent accessibility to nearby towns and transport links, Great Totham remains a particularly desirable location for families and commuters alike.

Accommodation

Main Residence

Entrance Hall

Living Room

8.82m x 4.24m (28'11" x 13'10")

Sun Lounge/Dining Room

3.13m x 3.05m (10'3" x 10'0")

Kitchen

3.78m x 2.84m (12'4" x 9'3")

Bedroom One

3.68m x 3.27m (12'0" x 10'8")

Bedroom Two

3.26m x 2.94m (10'8" x 9'7")

Bedroom Three

2.85m x 1.98m (9'4" x 6'5")

Family Bathroom

Annexe

Reception Room/Lounge

5.26m x 4.52m (17'3" x 14'9")

Kitchen

3.79m x 2.68m (12'5" x 8'9")

Bedroom One

4.20m x 3.01m (13'9" x 9'10")

Bedroom Two

4.13m x 2.06m (13'6" x 6'9")

Bathroom

Exterior

Sunmmerhouse/Home Office

4.62m x 3.43m (15'1" x 11'3")

Former Garage/Workshop

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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