BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS

Catchpole Lane, Great Totham, CM9 8PY

Asking price £425,000

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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 ground floor shower room and dining room. The shower room has a window to the front elevation, raised walk in shower cubicle, low level W.C. and vanity wash hand basin. The Dining room also has a window to the front elevation and is open plan with the sitting room which has two windows overlooking the rear garden, along with two doors, one leading to the kitchen and the other gives access to the under stairs storage cupboard. The kitchen is fitted with a range of eye and base level cupboards and drawers beneath rolled edge work surfaces with window & door into the side lean to and further window to the rear. The lean to is of timber construction beneath a polycarbonate roof with window to the side and door the rear garden.

To the first floor there are three bedrooms with the first having two windows to the front elevation along with storage cupboard over the stairs, bedrooms two and three both have windows overlooking the rear garden.

Externally...

Situated on a corner plot the property has an area of gravel driveway where flanked by a large area of lawn enclosed to the front by mature hedges and semi mature shrub planting.

Double width gated access lead to the rear garden, which commences with an area of hardstanding and continues around to the rear of the property where the brick constructed former outhouse is situated with power and light connected. A central concrete path leads through the middle of the garden flanked by areas of lawn and planting and enclosed by wood panel fences.

Location...

Located just 0.3 miles from Great Totham Primary School with its “good” Ofsted rating, and 0.2 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 2.7miles 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

Dining Area
11'5" x 10'0 (3.48m x 3.05m)

Sitting Room
17'11" x 12'1" (5.46m x 3.68m)

Kitchen
15'3" x 7'10" (4.65m x 2.39m)

Lean to
15'11" x 7'10" (4.85m x 2.39m)

Shower Room
6'10" x 6'5" (2.08m x 1.96m)

First Floor Landing

Bedroom One
15'6" max x 10'0" (4.72m max x 3.05m)

Bedroom Two
12'0" x 9'8" (3.66m x 2.95m)

Bedroom Three
8'11" x 7'11" (2.72m x 2.41m)

Services...
Mains Water

Tel: 01621 333 765

Mains Drainage
Main Electric
Oil Fired Central Heating

Council Tax Band - C

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - F

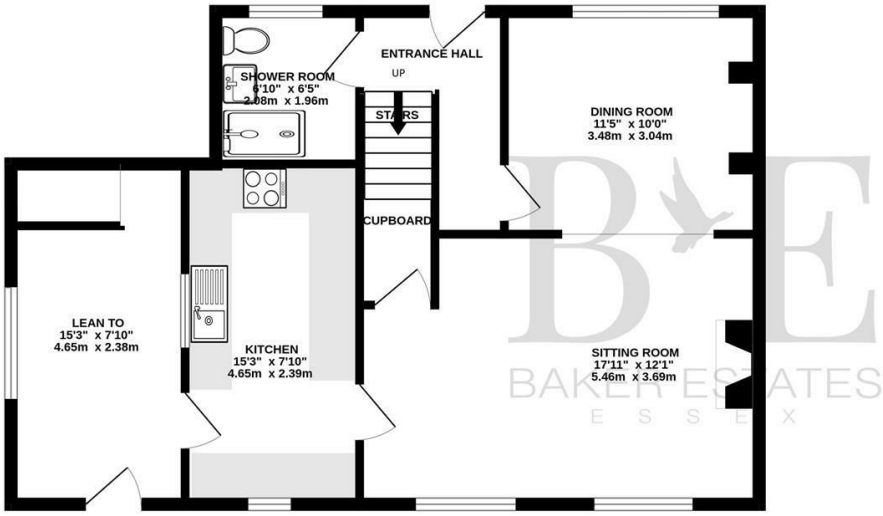
Broadband Availability - Ultrafast Fibre Broadband Available with speeds up to 1000mbps (details obtained from Ofcom Mobile and Broadband Checker) - Sept 2026.

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 & EE (details obtained from Ofcom Mobile and Broadband Checker) - Sept 26.

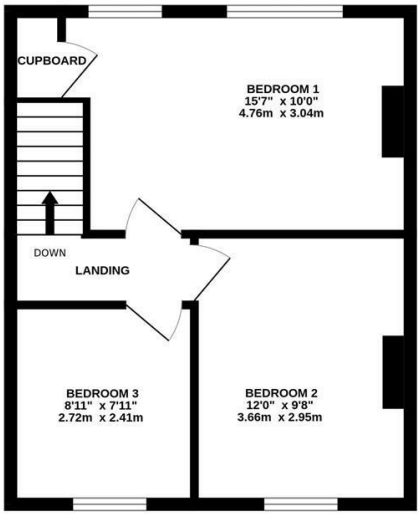
Flooding from Rivers and Sea - Very Low Risk
Flooding from Surface Water - Very Low Risk
Flooding from Reservoirs - Unlikely In This Area
Flooding from Ground Water - Unlikely In This Area

Flood Risk - Data Taken from Gov.UK Flood Map - Sept 2026.

GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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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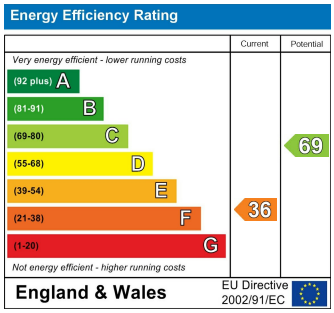

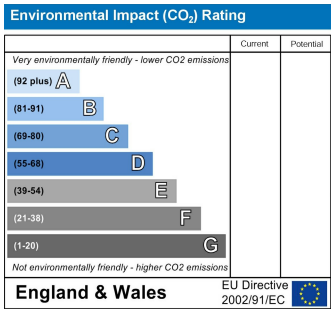

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The Property Ombudsman