



Post Office Lane, Little Totham, Maldon

Guide Price £475,000



- Three-bedroom detached bungalow in a sought-after village setting
- Spacious 17'7 x 11'6 lounge filled with natural light
- Separate dining room and additional study/home office
- Brand new carpets fitted throughout the property
- Newly fitted bathroom, newly installed kitchen appliances, with fridge freezer and washing machine to remain as part of the sale
- South-facing rear garden offering excellent privacy
- Large garage with full electrics and electric garage door
- Driveway providing ample off-road parking
- Windows and doors replaced in 2020
- Extension flat roof with lifetime guarantee for added peace of mind



GUIDE PRICE- £475,000 - £550,000

Tucked away along the charming and highly regarded Post Office Lane in the picturesque village of Little Totham, this beautifully maintained three-bedroom detached bungalow offers an exceptional opportunity to enjoy spacious single-storey living in a peaceful countryside setting. Combining generous accommodation, thoughtful upgrades and a wonderfully private south-facing garden, this is a home perfectly suited to buyers looking for comfort, practicality and a slower pace of life — without sacrificing convenience.

From the moment you arrive, the property immediately creates a sense of space and privacy. The generous driveway provides ample off-road parking, while the attractive frontage and quiet village surroundings give the home an instantly welcoming feel. Inside, the bungalow has been carefully maintained and upgraded over the years, offering bright, versatile accommodation ready to move straight into.

The spacious main lounge measures an impressive 17'7 x 11'6 and provides an ideal setting for relaxing evenings, family gatherings or simply enjoying the natural light that flows throughout the property. It's the kind of room that easily adapts to modern living — equally suited to cosy winter nights or entertaining friends and family. A separate dining room adds further flexibility and creates an excellent space for more formal dining or weekend hosting duties that start with "just one coffee" and somehow end several hours later.

The kitchen has been thoughtfully updated and features a recently installed oven and grill, ensuring both style and practicality for day-to-day living. Positioned conveniently within the home, it offers excellent functionality while still feeling connected to the surrounding living spaces.

All three bedrooms are well-proportioned, with one benefitting from built-in wardrobes for additional storage. Brand new carpets throughout the property add a fresh and contemporary feel, giving the entire bungalow a clean, move-in-ready finish that buyers will instantly appreciate.

A particularly valuable addition is the separate study, ideal for those working from home, pursuing hobbies or simply needing that increasingly important extra room away from the main living areas. Whether used as a home office, reading room or creative space, it adds another layer of versatility to an already well-balanced layout.

Externally, the property continues to impress. The south-facing rear garden is a genuine highlight — beautifully private, wonderfully established and not overlooked, creating the perfect environment for outdoor dining, gardening or simply enjoying the sunshine in peace. The generous plot offers plenty of outdoor space without feeling overwhelming to maintain, striking an excellent balance between practicality and lifestyle appeal.

The substantial garage measures approximately 23'4 x 7'4 and benefits from full electrics alongside an electric garage door, making it ideal not only for parking and storage but also for use as a workshop, hobby space or additional utility area. For buyers needing practical storage solutions, this space is a major advantage.

The property also benefits from oil-fired central heating, cavity wall insulation and windows and doors installed in 2020, helping to improve both comfort and energy efficiency. In addition, the flat roof over the extension comes complete with a lifetime guarantee, offering valuable long-term peace of mind for future owners.

Situated within the sought-after village of Little Totham, the property enjoys the best of semi-rural living while remaining conveniently positioned for access to nearby towns including Maldon and Tiptree. Surrounded by Essex countryside, local pubs, village amenities and scenic walking routes, this location offers a lifestyle that feels peaceful, connected and increasingly difficult to find — the kind of setting that makes slowing down feel very easy indeed.

Nestled within the Essex countryside, Little Totham is a charming and highly regarded village that offers a peaceful rural lifestyle while still remaining conveniently connected to nearby towns and amenities. Known for its picturesque surroundings, open farmland and strong sense of community, Little Totham appeals to buyers looking for a quieter pace of life without feeling isolated. The village is ideally positioned close to the historic town of Maldon, famous for its waterfront, independent shops and popular Promenade Park, while nearby Tiptree provides everyday essentials, supermarkets and well-regarded local eateries. Residents enjoy an abundance of scenic walking routes, country lanes and traditional village pubs, creating a lifestyle that feels relaxed and community-focused. Despite its countryside setting, the area still offers convenient road links towards Chelmsford, Colchester and the A12, making it a popular choice for commuters, downsizers and families alike — the kind of location where weekend walks, local cafés and peaceful surroundings quickly become part of everyday life.



THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/magnolia-post-office-lane-maldon-cm9-8jl/5269794>

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

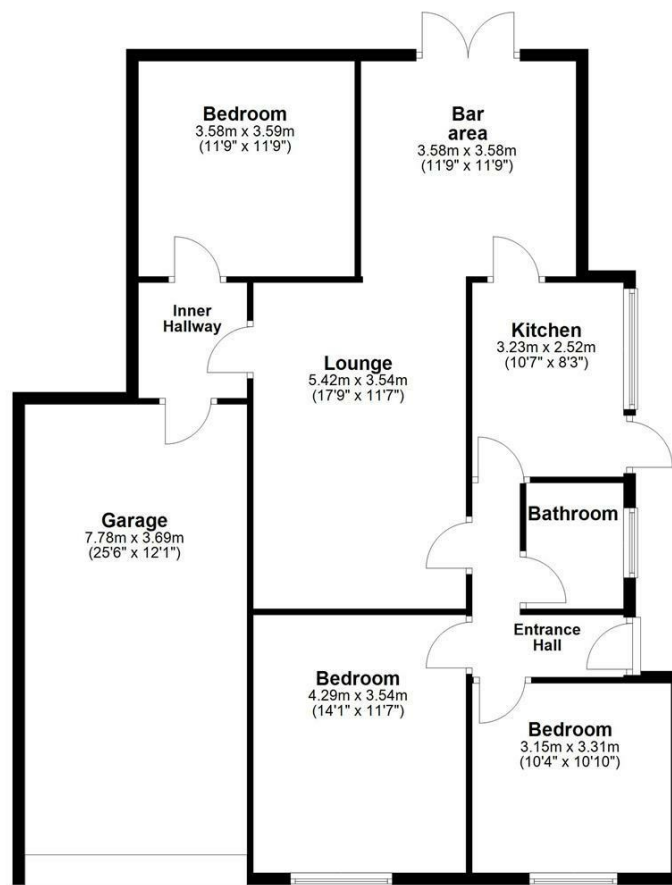
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor





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