



Gershwin Boulevard | Witham | CM8 1HW

FINE & COUNTRY

OVERVIEW

A striking and beautifully extended individual five-bedroom home offering generous accommodation set across three floors.

Bursting with personality, the property combines distinctive design with flexible living spaces, creating a home that feels both creative and highly practical.

With multiple reception areas, a private swimming pool, and a layout that lends itself perfectly to modern family life, this is a house that invites both everyday comfort and memorable entertaining.









STEP INSIDE

The tone is set immediately upon entering the hall, where the sense of space and individuality becomes apparent. From here, the layout flows effortlessly into the principal living areas.

The heart of the home is the expansive kitchen, a vibrant and sociable space designed as much for gathering as for cooking. Adjacent to this, the dining room offers an inviting setting for long evenings with friends, while the family room provides a more relaxed environment for everyday living. With a ceiling skylight and French doors opening directly into the garden, this space is filled with natural light and enjoys a wonderfully light and airy feel throughout the day.

A charming study/snug offers a quieter retreat, ideal for reading, creative work or home working, while a second study/boot room adds welcome practicality. Completing the ground floor are a utility room and a WC, ensuring the home caters comfortably to busy households.

The first floor landing leads to an impressive collection of bedrooms. The principal bedroom enjoys a sense of privacy and comfort, accompanied by a dressing room (which could be re-established as a bedroom) and an elegant en suite. Bedroom two also benefits from its own en suite, making it ideal for guests, while bedroom five offers flexibility as a nursery, studio or additional workspace.

Ascending to the second floor, two further generous bedrooms, bedrooms three and four, sit alongside an additional en suite, creating a self-contained feel that works particularly well for older children or visiting family.



STEP OUTSIDE

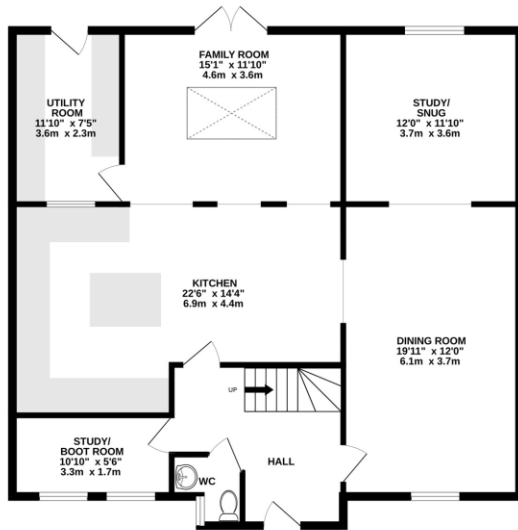
To the front of the property, there is off-road parking for three cars. The rear garden has been thoughtfully designed to balance relaxation and entertaining. Predominantly laid to lawn, it is complemented by a paved patio area framed by a pergola. Additionally, the property benefits from a pool house, garage, and separate garden pod.

The open swimming pool forms a striking focal point, elevating the outdoor space into something truly special.

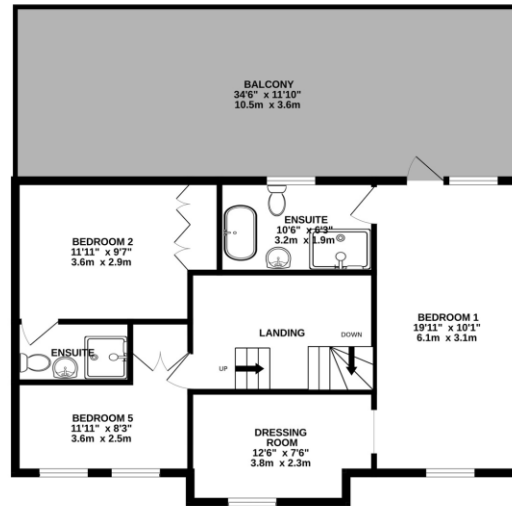
LOCATION

The property is located in the sought after Howbridge area of south Witham, a quiet and well established area that's particularly popular with families. Amenities are close at hand, with supermarkets nearby and Witham town centre just a short distance away. The area is well connected for commuters, with easy access to the A12 and Witham railway station around a mile away, providing regular direct trains into London Liverpool Street. A number of local schools are within easy walking distance, such as Holy Family Catholic Primary School, Howbridge Infant School and Howbridge Church of England Junior School, along with secondary options including Maltings Academy and New Rickstones Academy. For those considering private education, well regarded independent schools such as New Hall, Felsted and St Margaret's Prep are also within a comfortable drive.

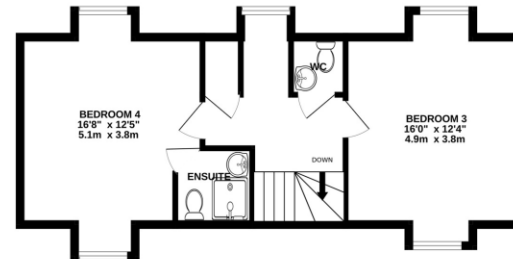
GROUND FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



2ND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



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TOTAL FLOOR AREA : 2296 sq.ft. (213.3 sq.m.) approx.

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