BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS



Curling Tye Lane, Maldon, CM9 6LT

£2,000 Per month

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£2,000 Per month





Some More Information
Having recently undergone renovation and redecoration throughout, the cottage offers a fresh interior while retaining the character of a traditional home. A small entrance hall leads into the separate living room, where a feature fireplace provides a focal point. Although no longer in use, it retains some of the cottage's original charm and character. Opposite the living room is the kitchen, which opens through to a useful utility room with an adjoining pantry, providing additional storage and space for everyday household needs. A rear door leads outside, where there is access to an additional WC, the boiler cupboard and further storage. Upstairs, four bedrooms provide a good amount of flexibility, with two generous doubles benefiting from built-in storage cupboards and two further, slightly smaller double bedrooms. The family bathroom serves all four bedrooms and includes a bath with shower over, wash basin and WC. The property benefits from oil-fired central heating, completing the accommodation.

Externally
A gravel driveway provides off-road parking for approximately two to three vehicles, with a small front garden bordered by established hedging and mature planting. To the rear is a generous garden, predominantly laid to lawn with mature boundaries providing privacy and an attractive outlook. Additional facilities include an externally accessed WC, oil boiler cupboard and useful storage space.

Location
Woodham Walter is a traditional Essex village situated between Maldon and Danbury, offering a countryside setting while remaining within reach of local amenities and surrounding towns. The village has a strong community feel, with local pubs, a village hall, church and Woodham Walter Church of England Primary School forming part of village life. Nearby Danbury provides additional everyday amenities, including shops, cafés and local services. Families also have access to independent schooling nearby, including Heathcote School in Danbury and Elm Green Preparatory School in neighbouring Little Baddow. Maldon offers a wider selection of supermarkets, independent retailers, restaurants and leisure facilities. Its Promenade Park, Hythe Quay and the Blackwater Estuary provide opportunities for waterside walks and outdoor recreation. For those who enjoy the countryside, the surrounding area offers a network of rural walks, with Danbury Common and nearby woodland providing further outdoor space. Chelmsford is accessible for a wider range of shopping, employment and leisure facilities, together with mainline railway services towards London Liverpool Street. Road connections also provide access towards the A12 and surrounding Essex towns.

Living Room
11'2 x 12'1 (3.40m x 3.68m)

Kitchen
11'8 x 14'9 (3.56m x 4.50m)

Utility Room
6'9 x 5'7 (2.06m x 1.70m)

Pantry
2'10 x 5'8 (0.86m x 1.73m)

External W/C
2'9 x 4'9 (0.84m x 1.45m)

Boiler Room
5'10 x 8'5 (1.78m x 2.57m)

External Storage
5'10 x 8'4 (1.78m x 2.54m)

Bedroom One
11'2 x 12'3 (3.40m x 3.73m)

Bedroom Two
11'1 x 12'3 (3.38m x 3.73m)

Bedroom Three
8'3 x 8'2 (2.51m x 2.49m)

Bedroom Four
11'3 x 8'4 (3.43m x 2.54m)
At Max

Bathroom

Services

Council Tax Band -B

Local Authority - Maldon

EPC - D

Oil Central Heating

Mains Electric

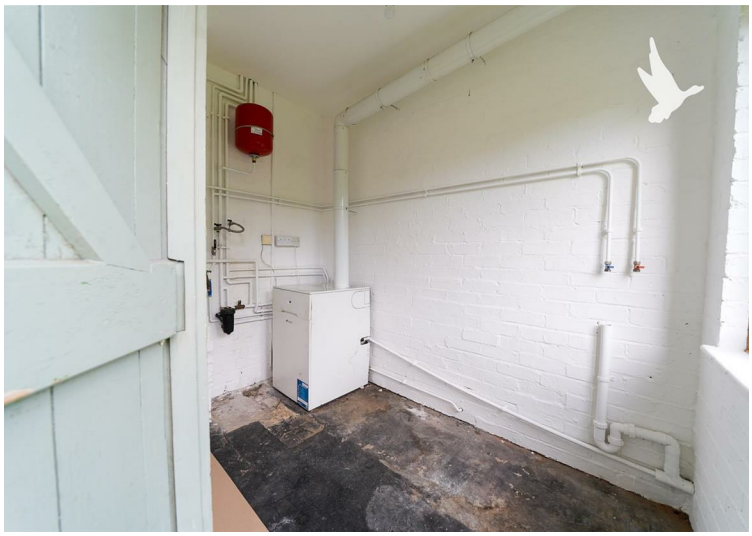
Mains Water

Private Drainage Via Cess Pit

Broadband Availability - Ultrafast broadband via Openreach and Truespeed with speeds to 1800mbs (October 2026).

Mobile Coverage - It is understood that the best available mobile service in the area is provided by EE and Three (details obtained from Ofcom Mobile and Broadband Checker) – (October 2026).

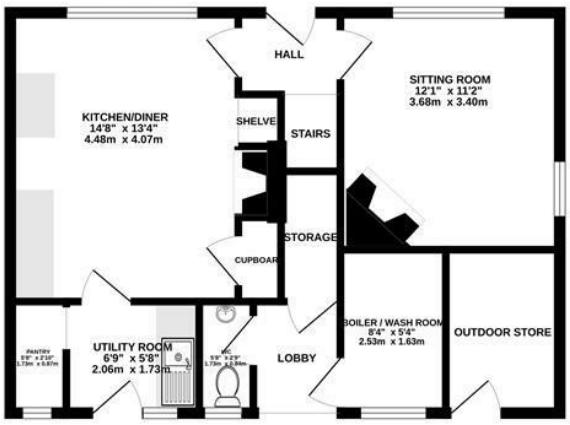




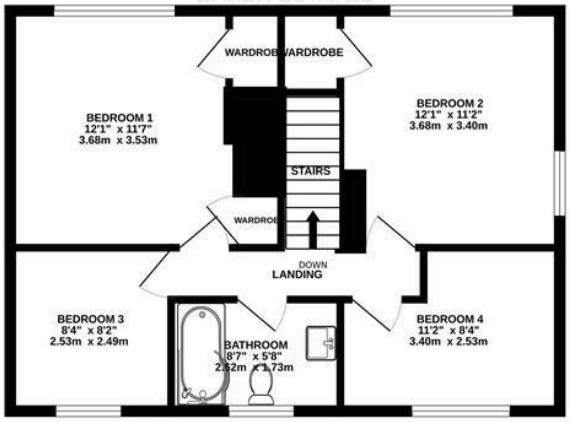




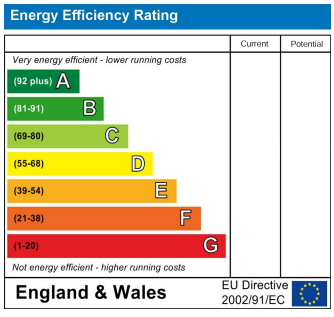
GROUND FLOOR

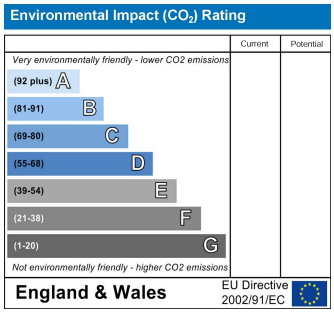


1ST FLOOR



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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The Property Ombudsman