



Goat Lodge Road, Maldon, CM9 8BT
Asking price £425,000



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Some More Information

Set back from the road, the property is accessed over a pathway flanked with purple slate chippings and raised flower borders. From the entrance door you enter the reception hall, which could also accommodate an open study area being open plan to the sitting room. The sitting room has a window to the front elevation and a stand-out feature, is the open fire with metal fire grate, catch, and red brick chimney stack. To the rear, the kitchen dining room has an understairs storage cupboard, window and door to the rear, fitted with a range of eye and base level covers and drawers beneath timber work tops. There is space for washing machine and floor standing oil boiler.

To the first floor, the principal bedroom has a window to the front elevation, whilst bedroom two, has dual aspect windows to the front and rear, both bedrooms, are double sized rooms. Whilst bedroom three has a window to the side and is a good sized single. Completing the first-floor accommodation is the family bathroom which comprises panel enclosed bath with shower over low-level WC and pedestal wash hand basin.

Externally

To the immediate rear of the property, the white sunken stoned patio, provides a shielded position to relax and overlook the remainder of the garden, which is accessed via brick-built steps, leading to the raised area of lawn with a timber constructed shed and interspersed with tree and shrub planting.

To the foot of the garden, a pedestrian gate provides access to an area of concrete which provides off-street parking for two vehicles and accessed over a rear concrete driveway.

Location

Located just 0.5 miles from Great Totham Primary School with its "good" Ofsted rating, and 0.4 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 and two hair salons.

Located just 2.5 miles 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 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 4.6 miles away at Witham with its fast and frequent service to London Liverpool Street Station.

Reception Hall

10'5" x 7'2" (3.18m x 2.18m)

Sitting Room

12'7" x 11'1" (3.84m x 3.38m)

Kitchen/Dining Room

18'11" x 9'0" (5.77m x 2.74m)

Bedroom One

12'5" x 10'9" (3.78m x 3.28m)

Bedroom Two

11'11" x 8'10" (3.63m x 2.69m)

Bedroom Three

7'1" x 6'10" (2.16m x 2.08m)

Bathroom

7'1" x 5'4" (2.16m x 1.63m)

Services

Council Tax Band - B

Local Authority – Maldon District Council

Tenure – Freehold

EPC – E

Mains Electric

Oil Fired Heating & Wood Fired
Mains Water
Mains Sewerage

*Ultrafast broadband available in the area via Openreach & Gigaclear with speeds up to 1000mbps

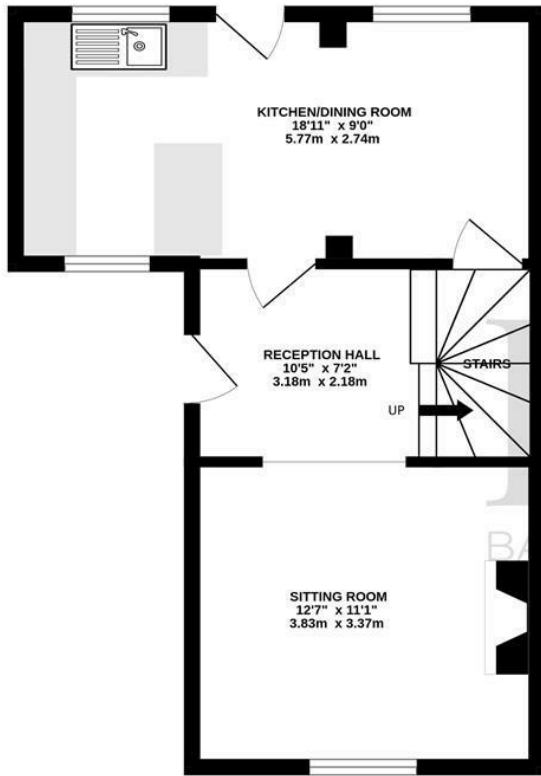
*Best Mobile coverage for the area is available from O2. (Details obtained from Ofcom - October 2026).

*Flood risk in the property location is considered a very low risk from surface water and rivers and sea, along with unlikely flooding from Groundwater and Reservoirs. (Details obtained from Gov.UK flood risk area July 2026).

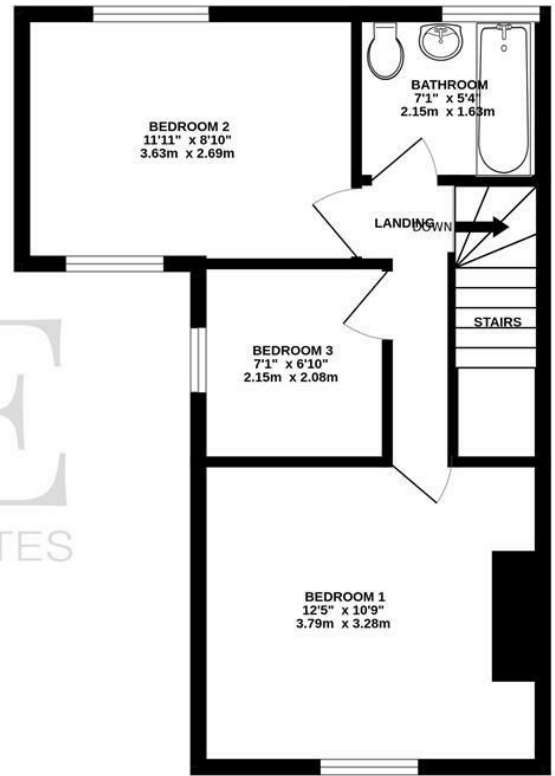
Construction Type - We understand the property to be masonry brick with timber first floor extension. The property does not have step free access from the street to inside the property.



GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



GOAT LODGE ROAD, GREAT TOTHAM

TOTAL FLOOR AREA : 776 sq.ft. (72.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.