



Plains Farm Plains Road, Maldon , CM9 8JF
Price £800,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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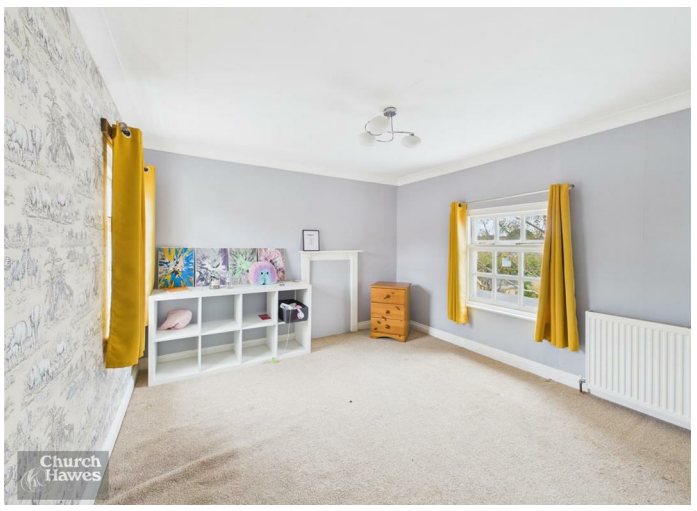
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For sale with No Onward Chain. A truly unique opportunity awaits with this historic 3-bedroom detached house on Plains Road, Little Totham, believed to date back to 1812. This exceptional property, enjoyed by its current owners for over 20 years, offers a rare blend of period charm and extensive grounds, all within a sought after location. The main dwelling features an inviting open plan Kitchen/Dining/Family Area, a convenient Ground Floor Cloakroom, a practical Utility/Boot Room, and a main Bathroom. With two reception rooms, there is ample space for family living and entertaining.

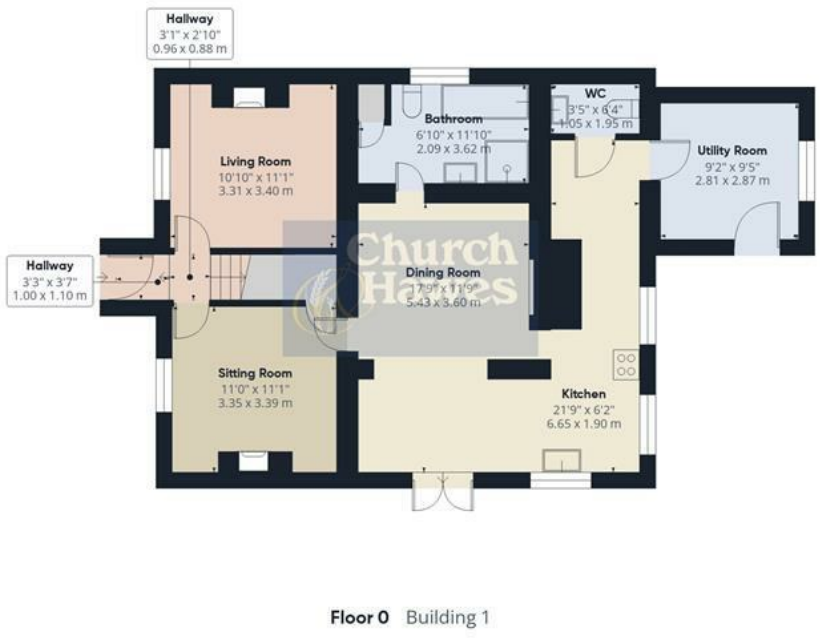
Set within approximately 2.5 acres, the property boasts stunning farmland views, providing a tranquil and picturesque setting. The extensive grounds comprise a beautifully maintained Formal Garden, a smaller paddock of approximately 1/5 acre, and a substantial rear paddock extending to around 1.8 acres. This generous outdoor space offers immense potential for various uses, from equestrian pursuits to further landscaping. The property also benefits from significant scope to extend the main residence, subject to planning permission.

Complementing the main house are a range of versatile outbuildings, including a Garage, Workshop, and two storage units, formerly stabling. A standout feature is the extensive Games Room, complete with an additional Bathroom, offering excellent potential for conversion into an independent annexe, subject to planning permission. A Summer House further enhances the outdoor living experience. This well appointed home combines traditional values with modern living, offering a lifestyle opportunity not to be missed. Viewing is essential to fully appreciate the character, space, and potential this remarkable property offers. EPC: F, Council Tax: E









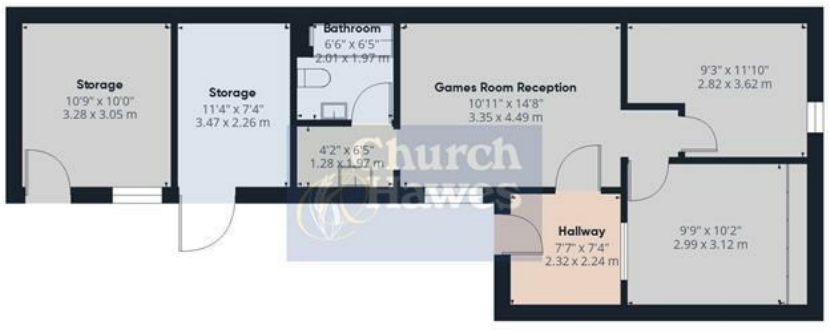
Floor 0 Building 1



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Approximate total area(1)

2050 ft²
190.3 m²



Floor 0 Building 2



Floor 0 Building 3

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Bedroom 11'11 x 10'11 (3.63m x 3.33m)
Double glazed sash window to front with farmland views, radiator, coved to ceiling.

Bedroom 11'8 x 10'6 (3.56m x 3.20m)
Windows to both sides, radiator, coved to ceiling.

Bedroom 11'1 x 10'8 (3.38m x 3.25m)
Double glazed sash window to front with farmland views, radiator, feature fireplace, fitted storage cupboard, coved to ceiling.

Landing
Stairs down to:

Entrance Hall
Part tiled, part wood floofing, part obscure double glazed entrance door to front. doors to further accommodation including:

Living Room 11'1 x 10'1 (3.38m x 3.07m)
Double glazed sash window to front, radiator, feature fireplace with electric fire, exposed beam to ceiling.

Sitting Room 11'1 x 11' (3.38m x 3.35m)
Double glazed sash window to front, radiator, wood flooring, feature brick fireplace, exposed beams to ceiling, door to

Dining Area 17'9 x 11'9 (5.41m x 3.58m)
Tiled floor, radiator, featire fireplace. door to bathroom, open plan to:

Kitchen 21'9 x 6'2 (6.63m x 1.88m)
Double glazed windows to rear and side, double glazed double doors to side, range of matching units, double butler sink with mixer tap set into work surface, space for range cooker with extractor fan, radiator, space and plumbing for dishwasher., tiled splash backs.

Bathroom 11'10 x 6'10 (3.61m x 2.08m)
Obscure glazed window to side, full length cupboard housing boiler, heated towel rail, suite comprising panelled bath with mixer tap and shower attachment, corner shower unit, wash hand basin with mixer tap and vanity unit, low level w.c., part tiled walls, tiled floor, coved to ceiling, extractor fan.

Cloakroom 6'4 x 3'5 (1.93m x 1.04m)
W.C., wash hand basin with mixer tap and vanity unit, part wood panelled walls, tiled floor.

Boot/Utility Room 9'5 x 9'2 (2.87m x 2.79m)
Double glazed window to rear, stable door to side, space and splumbing for washing machine, space for American style Fridge/Frezer, tiled floor, work surface.

Outbuildings
Range of outbuildings including a Garage and Workshop (not shown on floor plan).

Two further substantial storage units and Games Room which featiures Three Reception Spaces and a Bathroom (see floor plan for dimensions). This offers enough space for Annexe accommodation subject to planning approval.

Within the Formal Garden Area there is also a timber Summer House (see floor plan for dimensions).

Exterior
The plot is accessed from a Driveway to the side of the main dwelling, their is an extensive Driveway providing parking for cars or equestrian vehicles. Formal Garden area which boasts planting areas, a pond and is mainly laid to lawn, there is a further lawned area to the front boundary which measures just over 0.2 acres, there is access via a track to the Rear Paddock which would be suitable for equestrian use which measures approx. 1.8 acres.

Little Totham
Set within the attractive Essex countryside, Little Totham is a charming and highly regarded village offering a peaceful semi-rural lifestyle whilst remaining conveniently close to Maldon and surrounding towns. Known for its open farmland, quiet country lanes, and traditional village character, Little Totham provides an appealing setting for families, professionals, and those seeking a more relaxed pace of life.

The village benefits from a strong sense of community together with local amenities, a well-regarded public house, and convenient access to nearby schooling and leisure facilities. Surrounded by scenic countryside walks and bridleways, the area is ideal for outdoor pursuits whilst still offering good road links to Chelmsford, Colchester, and wider commuter routes. Combining rural charm with everyday practicality, Little Totham remains one of the area's most desirable village locations.

Agents Note, Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

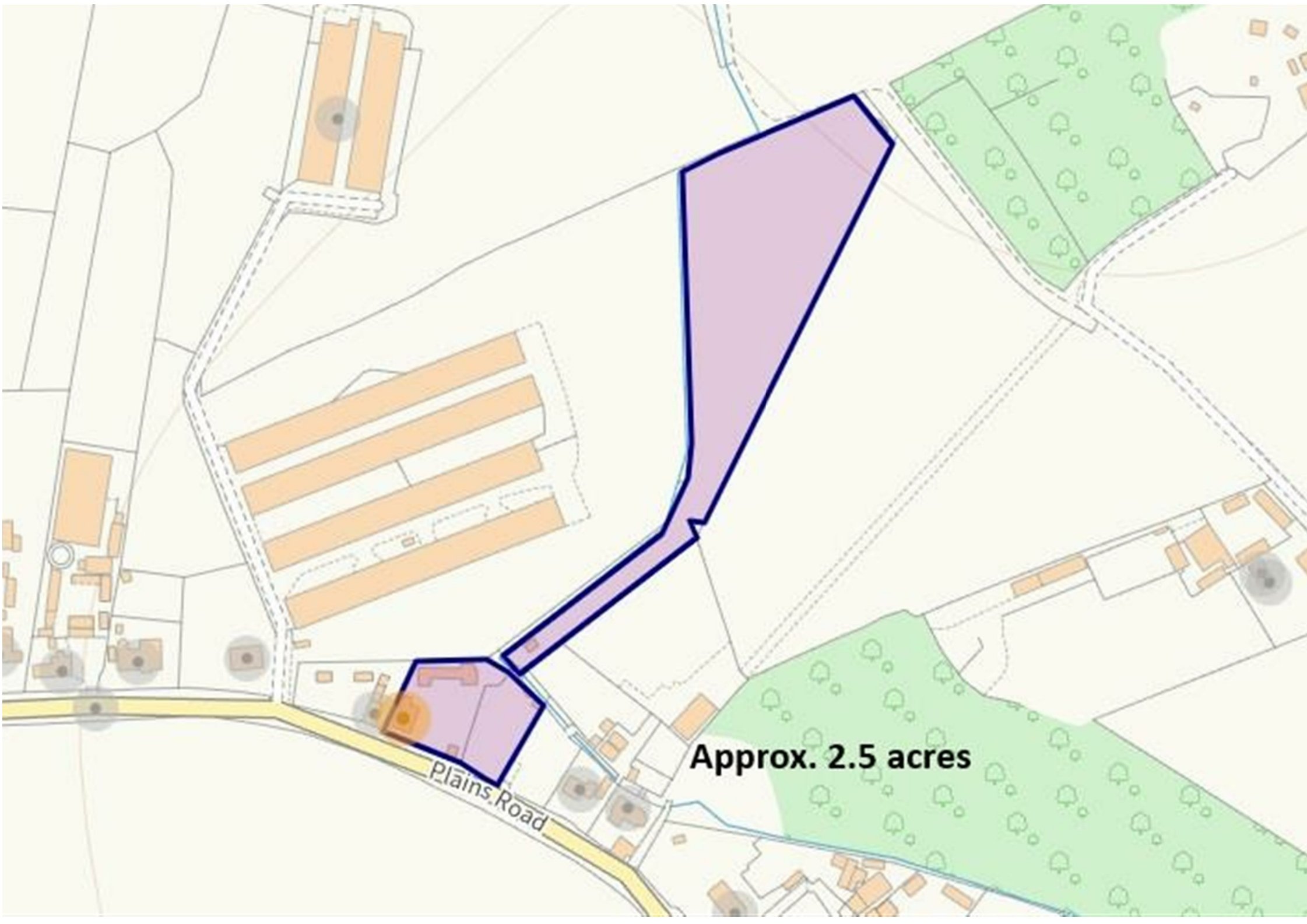

Church Hawes




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Plains Road
Approx. 2.5 acres