oakheart

£800,000

Offers In Excess Of

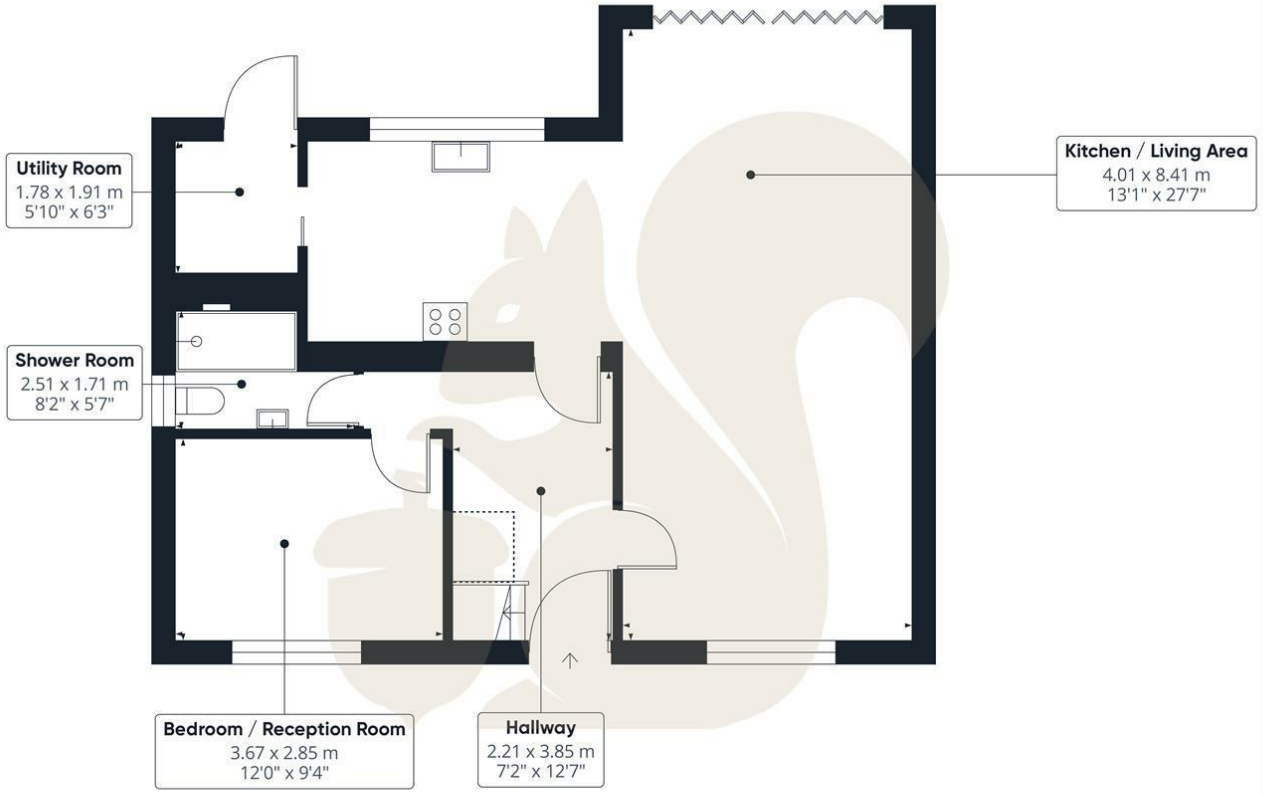
Totham Hill Green, Great Totham

Occupying a picturesque position on Totham Hill Green, Great Totham, this beautifully presented detached home offers versatile three/four-bedroom accommodation, far-reaching countryside views and a generous terrace off the principal bedroom. Village amenities include a shop, pubs and recreational facilities, with further shopping and leisure options in Maldon and Tiptree. Forrester Park Golf Club is approximately half a mile away as the crow flies. Good local schooling includes the well-regarded Great Totham Primary School, while the A12 and Witham mainline station, with services to London Liverpool Street, provide useful commuter links.

A welcoming hallway leads into the light and contemporary interior, with herringbone-style flooring extending through the spacious open-plan kitchen, living and dining area. Wide bi-folding doors open onto the rear garden, framing the countryside beyond. The kitchen features Shaker-style cabinetry, light worktops, a built-in oven and hob, and a peninsula, complemented by a separate utility room. A ground-floor bedroom or additional reception room offers flexibility, alongside a stylish shower room. Upstairs are three bedrooms and a contemporary bathroom with a bath and separate shower. The principal bedroom enjoys bi-folding doors opening onto its own terrace, creating a peaceful retreat overlooking the surrounding countryside.

Outside, lawned gardens, timber picket fencing and a covered entrance porch create an attractive frontage. To the rear, paving adjoins the lawn, with an open outlook across neighbouring fields. The elevated terrace, accessed directly from the principal bedroom, provides a secluded spot to relax and appreciate the views. A gated gravel driveway offers off-road parking and access to a timber carport.

Contact Oakheart today to arrange your viewing and discover this home's versatile accommodation, countryside views and appealing village setting.



Ground Floor

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GLA[1]
82.75 m²
890.73 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom
Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Maldon

Tenure:
Freehold

Council Tax Band:
C

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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