



**4 bedroom
Detached
Bungalow
located in
Great Totham.**

Guide Price
£550,000 - £600,000



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Catchpole Lane Great Totham Maldon CM9 8PY

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £550,000 TO £600,000

A substantial four-bedroom detached bungalow enjoying an enviable plot and backing directly onto open grazing land. Offering over 35ft of entrance hall, a spacious lounge/diner, large kitchen/breakfast room, en-suite principal bedroom, garage, extensive parking and a stunning 104ft rear garden, the property presents an exciting opportunity for families, downsizers and those seeking future extension potential in one of Great Totham's most desirable locations.

STEP INSIDE

Approaching the property, a broad frontage provides ample off-road parking and access to the garage, creating an attractive first impression. Stepping inside, you are welcomed by a remarkably spacious entrance hall measuring approximately 35'5" in length, which immediately highlights the scale of accommodation on offer and provides access to all principal rooms.

The bedroom accommodation is thoughtfully arranged, making this an ideal home for families or those looking for flexible living. The principal bedroom measures 12'2" plus fitted wardrobes by 10'4" and benefits from built-in storage along with a private en-suite shower room. A second double bedroom measures 14'0" x 7'11", while the third bedroom offers dimensions of 10'10" x 7'11". The fourth bedroom, currently suited equally well as a home office, hobby room or guest bedroom, measures 12'0" x 11'3". These rooms are served by a well-appointed family bathroom positioned centrally within the home.

Moving through to the living accommodation, the property truly comes into its own. The lounge and dining room extends to an impressive 21'5" x 10'4", creating a bright and sociable environment for both everyday living and entertaining. Large windows and doors draw in natural light while framing attractive views over the rear garden, with the outlook stretching beyond to open fields, providing a wonderful sense of space and privacy.

Adjacent to the reception room is the generously proportioned kitchen/breakfast room, measuring 21'6" x 11'0". Designed with practicality in mind, this spacious room offers an excellent range of work surfaces and storage together with ample space for informal dining, making it very much the heart of the home. A separate utility room, measuring 9'3" x 7'3", provides additional storage and laundry facilities, with the added benefit of a cloakroom and internal access to the garage.

STEP OUTSIDE

Outside, the rear garden is a standout feature of the property. Extending to approximately 104 feet in length, the garden offers a superb degree of seclusion and backs directly onto open grazing land, creating a peaceful semi-rural feel rarely found in such a convenient location. A large, paved terrace provides the perfect setting for outdoor entertaining, summer barbecues or simply enjoying the far-reaching outlook, while the extensive lawn offers plenty of space for children, gardening enthusiasts or future landscaping projects.



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1,432



THE LOCATION

Situated in the highly regarded village of Great Totham, this property enjoys a peaceful setting whilst remaining close to a range of everyday amenities. The village offers a strong sense of community, well-regarded schooling, local shops and traditional pubs, with the nearby towns of Maldon and Witham providing a wider selection of shopping, leisure and transport facilities. Surrounded by attractive Essex countryside, the area is ideal for those seeking a balance of rural charm and modern convenience.





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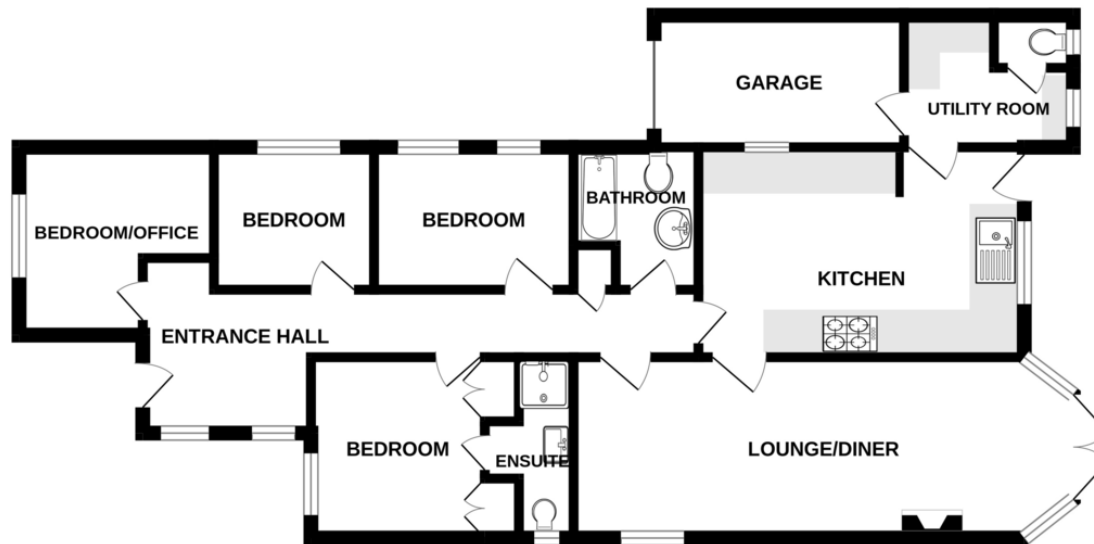
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FLOORPLAN

GROUND 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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DIRECTIONS

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