

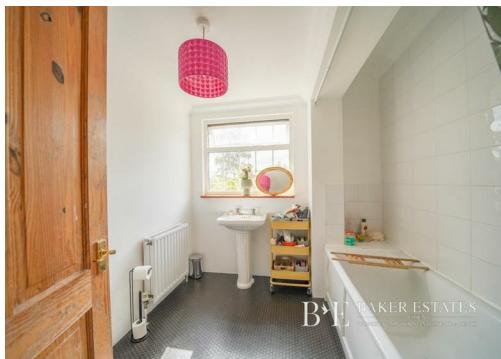


Colchester Road, Great Totham, CM9 8DG
Offers in excess of £400,000



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Some More Information

Set back from the road behind a gravel driveway which provides off-street parking the entrance door leads into the entrance porch with windows to either side. An internal partially glazed door gives access to the sitting room where a sash window is the the front log burner inset into red brick fireplace with slate hearth, a further door gives access to the kitchen dining room and stairs rise tot the first floor.

The kitchen dining room is fitted with a range of eye and base level cupboards and drawers beneath rolled edge worktops with window to the side and French doors leading out to the rear. A further door gives access to the side lobby where a door leads to the courtyard and a bathroom fitted with a panel enclosed bath with shower over, low level w.c. and wash hand basin.

On the first floor, the principle bedroom is located to the rear with a window overlooking the rear garden and beyond. Bedroom two has a window to the front elevation whilst bedroom three has a window to the side elevation. Completing the first-floor accommodation is the former shower room, which we understand has plumbing for shower, sink and masserator w.c. Stairs lead from the landing to the second floor where the fourth bedroom has a window to the side elevation and is open to a loft storage space with window to the rear.

Externally

To the front of the property there is a gravel driveway and gated access leads to the side courtyard and around to the rear garden which is on two tiers with a decked area to the rear of the French doors, with the balance being enclosed by wood panel fences with areas of grass.

Location

Located just 1.8 miles from Great Totham Primary School with its "good" Ofsted rating, and 1.5 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, Olio's at The Chequers, along with Health Food shop, estate agents, nail salon and two hair salons.

Located just 2.5miles 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 3.7 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 miles away at Witham with its fast and frequent service to London Liverpool Street Station.

Porch

Lounge

18'5" x 11'4" (5.61m x 3.45m)

Kitchen/Dining Room

20'5" x 10'7" (6.22m x 3.23m)

Bathroom

8' x 7'7" (2.44m x 2.31m)

Lobby

5'0" x 3'6" (1.52m x 1.07m)

Bedroom One

10'7" x 10'1" (3.23m x 3.07m)

Bedroom Two

10'2" x 9'1" (3.10m x 2.77m)

Bedroom Three

10'2" x 7'4" (3.10m x 2.24m)

Bedroom Four

11'9" x 11'5" (3.58m x 3.48m)

Storage

Services

Council Tax Band - D

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - D

This property shares drainage with Number 64.

Broadband Availability - Ultrafast fibre broadband available in the locality via Gigaclear and Openreach with speeds of 1000mbps. (details obtained from Ofcom Mobile and Broadband Checker) - July 2025.

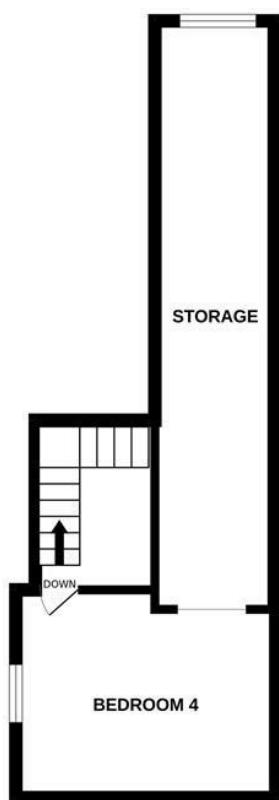
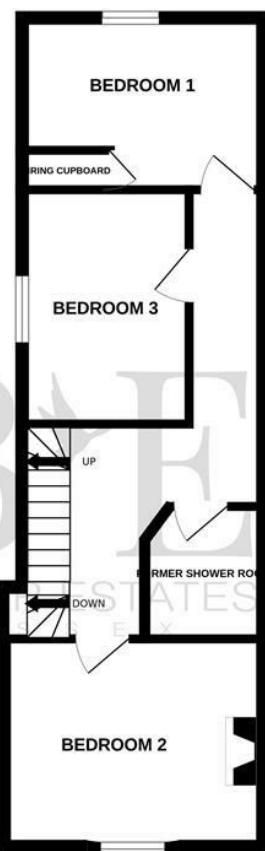
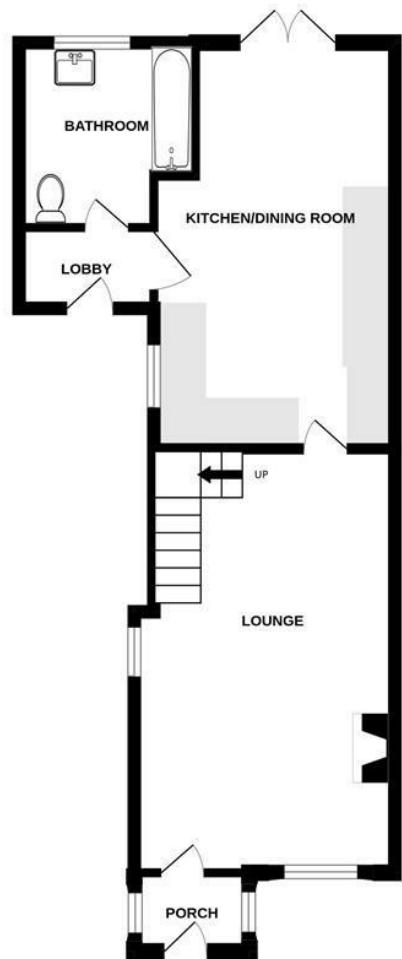
Flood risk in the property location is considered a very low risk of surface water flood, very low risk from rivers and sea, along with unlikely flooding from Groundwater and Reservoirs. (Details obtained from Gov.UK flood risk area July 2025).



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.

2ND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



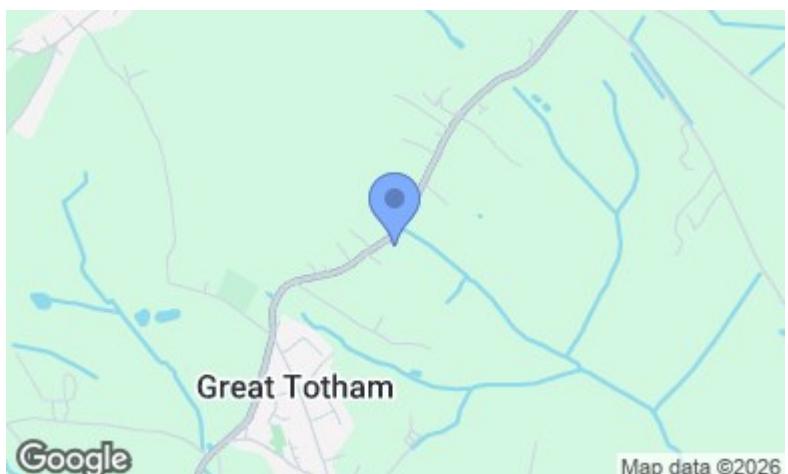
TOTAL FLOOR AREA : 1117 sq.ft. (103.7 sq.m.) approx.

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	



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