



High Oaks Cottage Manor Road, Woodham Walter , Essex CM9 6GY
O.I.R.O £1,500,000

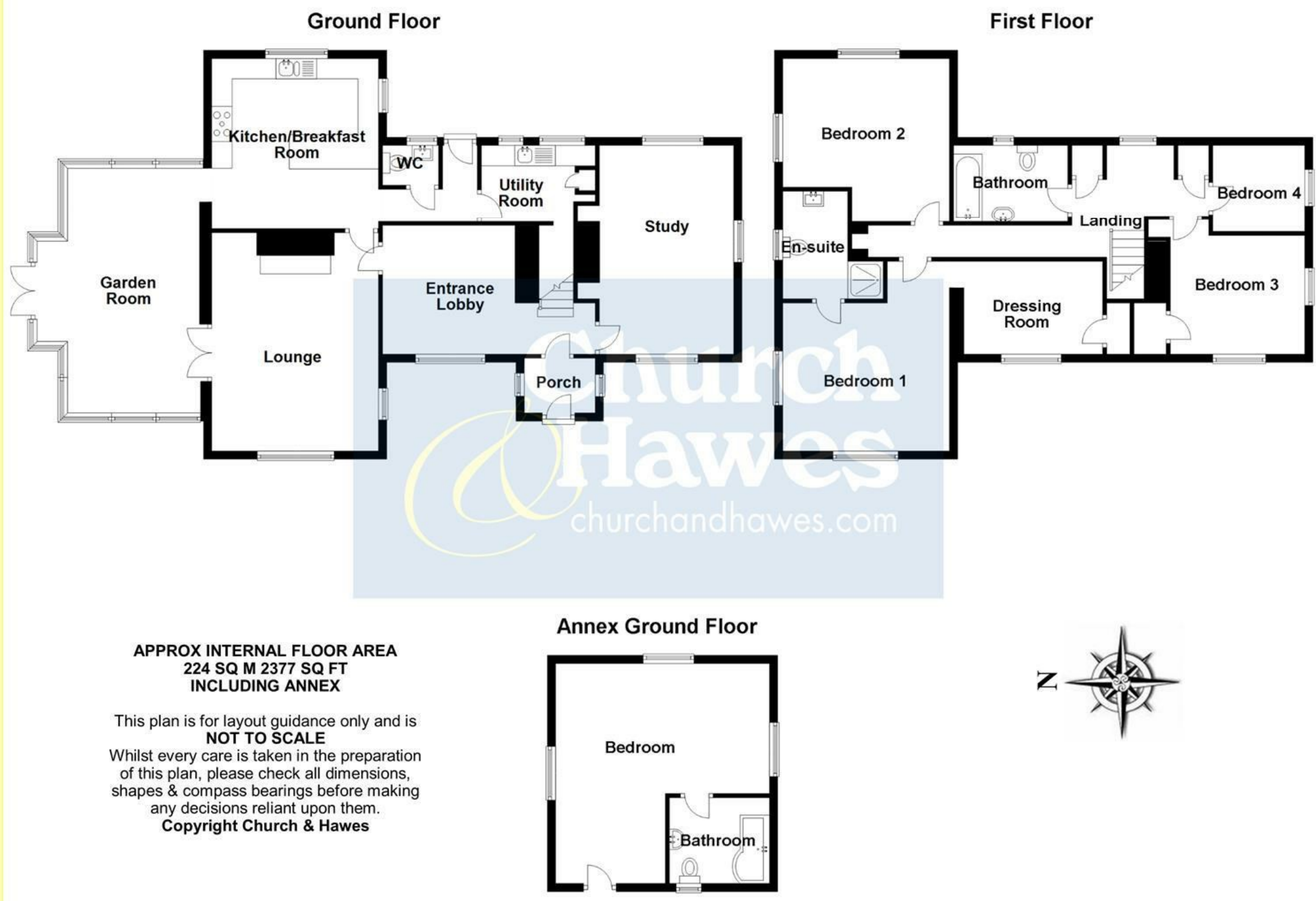
Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

HAVE YOU EVER WANTED YOUR OWN POSTCODE!! This stunning four bedroom residence can be found in the sought after village of Woodham Walter, located in a fabulous non-estate location which is surrounded by countryside and open fields, yet within easy reach of neighbouring villages and towns. Energy rating C





APPROX INTERNAL FLOOR AREA
224 SQ M 2377 SQ FT
INCLUDING ANNEX

This plan is for layout guidance only and is **NOT TO SCALE**
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Location Note

Woodham Walter is nestled between the village of Danbury and the historic market town of Maldon with amenities on offer in both directions. Schooling is another reason for the areas popularity with fantastic local primary and secondary schools close by, and is within the usual catchment for Chelmsford's sought after Grammar schools. There are nearby train stations with regular services to London Liverpool Street from both Hatfield Peverel and Chelmsford city centre, which along with its mainline station, offers everything one would expect from a thriving city centre.

Property Note

Enjoying a generous plot approaching two thirds of an acre, with beautifully maintained gardens, two separate driveways, a detached one bedroom annex and even its own tennis court. Throughout the current owners tenure, the property has been entirely refurbished & modernised to a high specification and is literally ready for someone to sit back relax and enjoy. Boasting four bedrooms with a dressing room and an en-suite to master as well as a family bathroom to the first floor. To the ground floor, off of the delightful entrance lobby, are three further reception rooms, a wonderful kitchen breakfast room with integral appliances, separate utility and ground floor cloakroom.

FIRST FLOOR

- Master Bedroom 14'9" mx x 12'7" (4.52m mx x 3.84m)**
- Dressing Room 11'3" x 7'4" (3.43m x 2.26m)**
- En Suite 8'2" x 8'0" mx (2.49m x 2.46m mx)**
- Bedroom Two 12'11" x 12'7" (3.96m x 3.84m)**
- Bedroom Three 12'5" x 10'7" (3.81m x 3.23m)**
- Bedroom Four 8'0" x 7'1" (2.44m x 2.16m)**
- Family Bathroom 8'5" x 6'0" (2.57m x 1.85m)**
- Landing**

GROUND FLOOR

- Entrance Porch 5'8" x 4'5" (1.73m x 1.35m)**
- Entrance Lobby 17'1" mx x 10'5" (5.21m mx x 3.18m)**
- Study 16'11" x 10'9" (5.16m x 3.30m)**
- Lounge 17'5" x 12'4" (5.31m x 3.78m)**
- Garden Room 20'6" x 12'0" (6.27m x 3.68m)**
- Kitchen 13'8" x 12'7" (4.17m x 3.86m)**
- Utility Area/Room & W.C 18'4" x 6'3" (5.61m x 1.91m)**

EXTERIOR

- Front Drive**
- Annex 17'10" x 17'5" (5.44m x 5.31m)**
Size includes bedroom and bathroom
- Tennis Court**
- Rear Gardens**
- Rear Drive & Outbuildings**

Agents Notes

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.

