



59 Conduit Lane, Woodham Mortimer , Essex CM9 6SZ  
Guide price £1,000,000

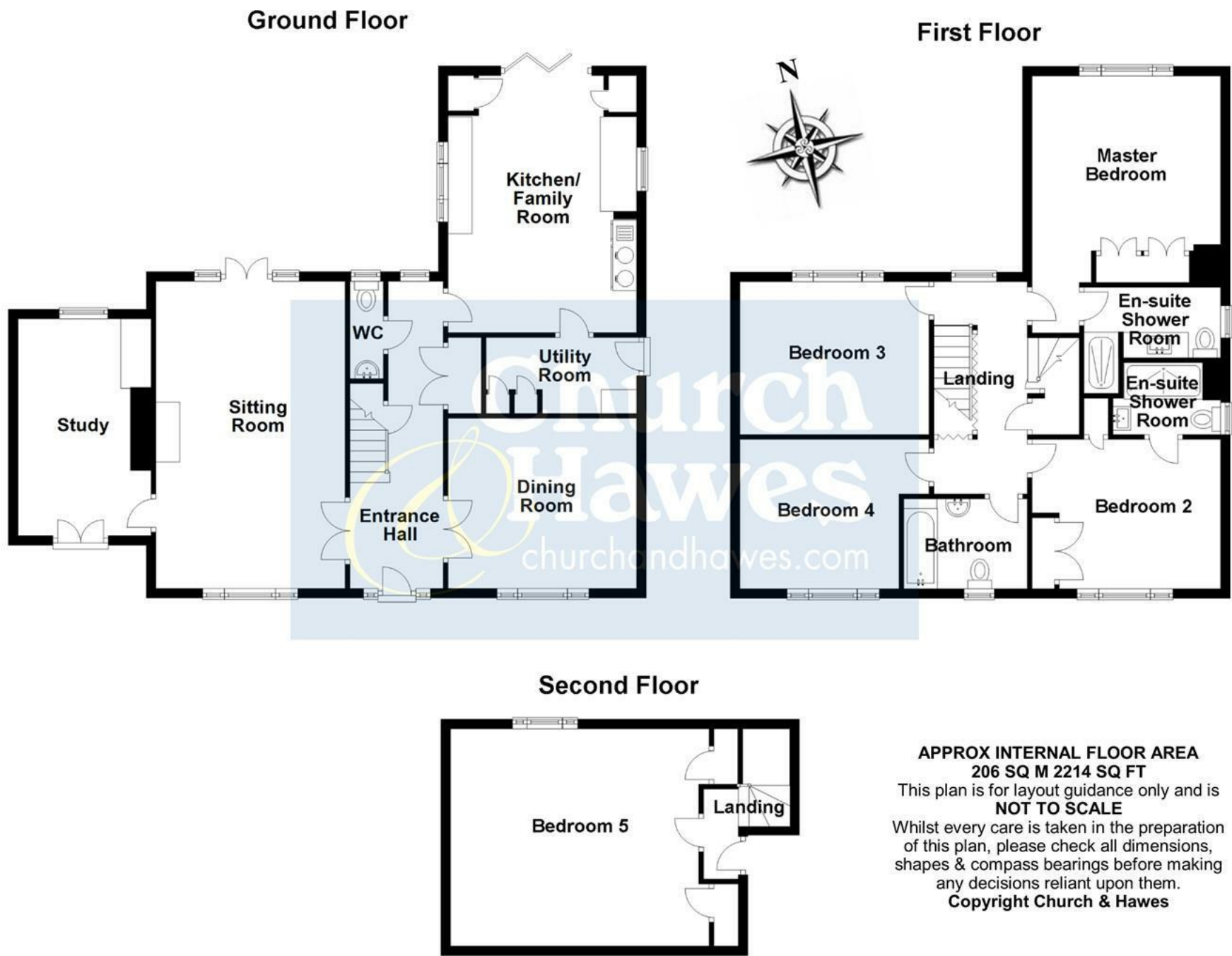
**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



This is the first time this BEAUTIFUL HOME has been on the market since 1993 and we are sure you will agree this is a fabulous home. The property is situated within the idyllic village of Woodham Mortimer on the outskirts of DANBURY/LITTLE BADDOW and is also only a short drive from the historic RIVERSIDE town of MALDON. The property offers impressive accommodation of approx 2,200 square feet/206 square meters with IMPRESSIVE HIGH ceilings and FIVE DOUBLE bedrooms, TWO en suites and a DUAL ASPECT Lounge 20'6 x 13', Dining room, Kitchen/Breakfast room and Study. The stunning rear garden is in excess of 100' and the delightful front garden with an approx 100' wide frontage offers ample parking on the driveway, both gardens are well stocked with an array of indigenous and exotic shrubs/trees and flowers. Woodham Mortimer is well served with bus routes to Maldon and the City of Chelmsford and there is also a traditional public house called the The Hurdle makers Arms. Council Tax Band F. Energy Efficiency Rating D.







**Second Floor**

**Bedroom 5 17'2 x 14'11 (5.23m x 4.55m)**  
Double glazed sash window over looking rear garden, radiator. Two eaves storage cupboards.

**Landing**  
Door to loft storage area giving easy access and stairs down to first floor.

**First Floor**

**Master Bedroom 14'1 x 12'8 (4.29m x 3.86m)**  
Double glazed sash window, radiator. Two double wardrobes to remain. Door to.

**En Suite 9'5 (2.87m)**  
Double glazed sash window, chrome style ladder radiator. Three piece white suite comprising of wc, wash hand basin on counter top with drawers and cupboards below. Tiled shower cubicle with shower system and glass door. wall mounted mirror with lighting above and spot lights to ceiling.

**Bedroom 2 13'1 x 10'5 (3.99m x 3.18m)**  
Double glazed sash window, radiator. double wardrobe to remain and built in storage cupboard. Door to.

**E Suite**  
Double glazed sash window, chrome style ladder radiator. Three piece white suite comprising of wc, wash hand basin and mixer tap. walk in tiled shower cubicle with shower system and glass shower screen and wall niche.

**Bedroom 3 13'1 x 10'6 (3.99m x 3.20m)**  
Double glazed sash window, radiator. Two double wardrobes to remain.

**Bedroom 4 11' x 10'3 (3.35m x 3.12m)**  
Double glazed sash window, radiator. Three double wardrobes to one wall.

**Bathroom 8'4 x 5'10 (2.54m x 1.78m)**  
Double glazed sash window, chrome style ladder radiator. Three piece white suite comprising of wc, wash hand basin, paneled bath with mixer tap and shower attachment. Part tiled and part wood paneling to walls.

**Landing**  
Double glazed sash window, radiator. Airing cupboard and further storage cupboard. Stairs down to ground floor.

**Ground Floor**

**Entrance Hall**  
Part glazed embossed style entrance door and sidelight windows give access to the beautiful entrance hall with double doors to the sitting room and dining room, with further doors to cloakroom and kitchen/breakfast room. Under stairs cupboard and double coats cupboard, radiator.

**Sitting Room 21'6 x 13'1 (6.55m x 3.99m)**  
Dual aspect double glazed sash window to front and french doors with side and fan light windows leading to patio area and rear garden.Two radiators. Feature brick fire place with fire surround with solid fuel burner. Coving and picture rail to ceiling. Door to study.

**Study 14'5 x 9'2 (4.39m x 2.79m)**  
Dual aspect with sash window to rear. This area is ideal for working from home as it offers independent access via the french doors from the front patio/garden. Built in storage cabinets. Coving and picture rail to ceiling, radiator.

**Dining Room 12'11 x 11'8 (3.94m x 3.56m)**  
Double glazed sash window, radiator. Coving and picture rail to ceiling.

**Cloakroom**  
Sash double glazed window, two piece white suite comprising of wc and wash hand basin.

**Kitchen/Breakfast Room 17'8 x 12'7 (5.38m x 3.84m)**  
Dual aspect with double glazed sash style window and french doors leading out to the patio/garden. Base and wall shaker style cabinets with sink set into work surface. Integrated Neff oven and microwave and Bosch induction hob with extractor fan over. The center piece of this room is a stunning oil fired Rayburn oven for central heating and cooking which is set into the fire place with wooden mantle above . Red quarry tile flooring. Part paneled and part tiled to walls and spot lights to ceiling. Door to.

**Utility Room 10'4 x5'3 (3.15m x1.60m)**  
Built in larder cupboard and space for two fridge/freezers and space for washing machine and tumble dryer. Door to side.

**Rear Garden 102 x 51 (31.09m x 15.54m)**  
Viewing is essential so as to appreciate this wonderful garden oasis which enjoys patio areas to the rear of the property and a further secluded patio to the rear of the garden. There is an abundance of flowers/shrubs and trees with Bay and Acer trees, Cabbage Palms, black/green and yellow bamboo. Fatsia japonica, Fig tree, Camellias, Portuguese laurel, smoke bush. Italian cypress trees, Agapanthus, Jasmine and many other indigenous and exotic plants. Shed, outside tap and lighting. Access via both sides leading to the frontage, one side is an ideal bin storage/wood storage area.

**Frontage 60 x 48 (18.29m x 14.63m)**  
You are unlikely to find a more attractive front garden than this. Offering an array of indigenous and exotic flowers/shrubs and trees. There is ample parking on the driveway for numerous vehicles.

**Area Description**  
Woodham Mortimer is very a popular village situated between the Historic town of Maldon and the popular villages of Danbury & Little Baddow. Easy access is offered to the A12 as well as the train stations at Chelmsford, Harfield Peverel and North Fambridge, which go direct to London's Liverpool Street Station! Woodham Mortimer offers a village pub called "The Hurdlemakers" and is within a short drive of three Golf clubs.

**Agents Note**  
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 him/herself 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.



