



School Road, Great Totham , Essex CM9 8PT  
£835,000

**Church & Hawes**

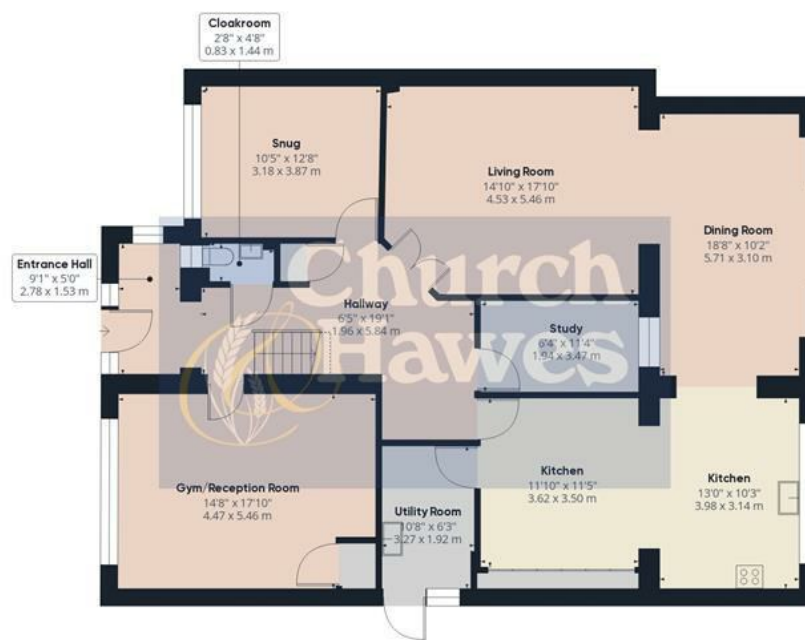
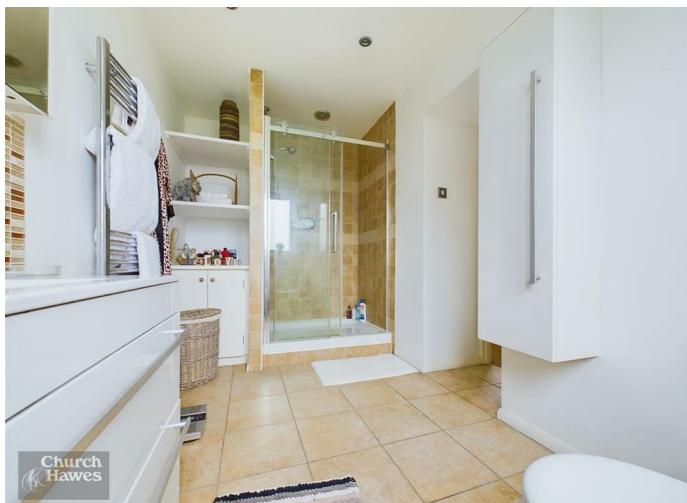
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

COULD THIS BE YOUR PERFECT FAMILY HOME? THIS SUBSTANTIAL FOUR BEDROOM DETACHED HOME IS CONVENIENTLY LOCATED IN GREAT TOTHAM SOUTH OFFERING EASY ACCESS TO THE VILLAGE AMENITIES INCLUDING THE HIGHLY REGARDED PRIMARY SCHOOL. To the First Floor the property affords Four Double Bedrooms with an En-Suite to Bedroom 1 in addition to the Family Bathroom. The extensive Ground Floor is vast and versatile boasting Five Reception Areas. The current occupiers have arranged the accommodation to include a Snug, Gym, and Study with the Living Room being semi open plan to the Dining Area which also affords access to the Kitchen. The Open Plan Kitchen/Living/Dining Area is one of this property's most favourable features with the Skylight windows and three panel sliding patio doors allowing plenty of natural light to stream in. The bespoke Kitchen benefits from fitted appliances and a range of units some of which have been arranged around the family Breakfast Bar where you can also enter the Utility Room. The Entrance Hall boasts wooden flooring and provides access to additional Ground Floor accommodation including the Cloakroom.

Externally, the property features a generous Driveway providing Parking for numerous vehicles and offering access to the Garage. The property also offers an overlooked, low maintenance Garden with a raised seating area, synthetic lawn and a further covered seating area to the rear.

Viewing this impress residence is considered essential to appreciate it's size and quality. EPC: E, Council Tax: E.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
 2563.64 ft<sup>2</sup>  
 238.17 m<sup>2</sup>

**Reduced headroom**  
 13.69 ft<sup>2</sup>  
 1.27 m<sup>2</sup>

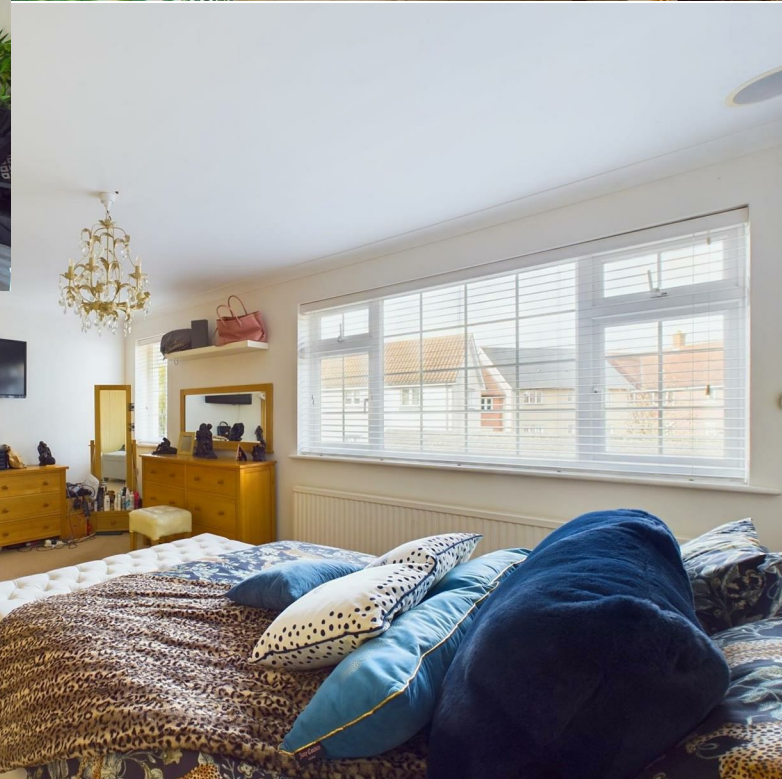
(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Bedroom 17'1 x 10'10 (5.21m x 3.30m)**

Two double glazed windows to front, radiator, range of fitted wardrobes, television point, coved to ceiling, door to:

**En-Suite 11'6 x 6'1 (3.51m x 1.85m)**

Obscure double glazed window to side, heated towel rail, suite comprising low level w.c., wash hand basin with drawer unit below mixer tap and tiled splash backs, tiled shower unit, further shelving and storage units, tiled floor.

**Bedroom 15'0 x 12'7 (4.57m x 3.84m)**

Double glazed windows to front, radiator, fitted wardrobe, coved to ceiling.

**Bedroom 12'10 x 12'6 (3.91m x 3.81m)**

Double glazed window to rear, radiator, fitted wardrobe, wood effect flooring, mirrored wall, coved to ceiling.

**Bedroom 15'1 x 11'5 (4.60m x 3.48m)**

Double glazed window to rear, coved to ceiling, television point.

**Bathroom 11'4 x 7'5 (3.45m x 2.26m)**

Obscure double glazed window to rear, heated towel rail, double storage cupboard, suite comprising tiled shower, panelled bath central mixer tap, pedestal wash hand basin with mixer tap, low level w.c., part tiled to walls, wood effect flooring.

**Landing 16'10 x 6'1 (5.13m x 1.85m)**

Stairs to ground floor double storage cupboard, stairs down to:

**Entrance Hall**

Commences with tiled floor with Entrance door to front, double glazed window to front and side, sky light window to ceiling, further hallway with wooden flooring, radiator, full length storage cupboard, doors to further accommodation including:

**Cloakroom 4'8 x 2'8 (1.42m x 0.81m)**

Window to front, low level w.c., wash hand basin with mixer tap, heated towel rail, tiled floor.

**Gym 17'10 x 14'8 (5.44m x 4.47m)**

Double glazed window to front, radiator, coved to ceiling, storage cupboard, wood flooring.

**Study 11'4 x 6'4 (3.45m x 1.93m)**

Window to rear, wood effect flooring, radiator.

**Living Room 17'10 x 14'10 (5.44m x 4.52m)**

Wood flooring, radiator, feature fireplace, television point, coved to ceiling, open plan to:

**Dining Area 18'8 x 10'2 (5.69m x 3.10m )**

Three windows to ceiling, triple sliding door to rear, tiled floor, under floor heating, open plan to:

**Kitchen area 13'0 x 10'3 (3.96m x 3.12m)**

Double glazed window to rear, skylight window to ceiling, range of matching units, two chest level double ovens, electric hob with extractor fan and mirrored splash backs. 1 3/4 bowl sink unit with mixer tap set into work surface, tiled floor, open to:

**Utility Room 10'8 x 6'3 (3.25m x 1.91m)**

Double glazed window and door to side, range of matching units, tiled floor, stainless steel sink/drainers unit, coved to ceiling, low level boiler.

**Rear Garden**

Commences from patio doors to a paved raised seating area, with steps down to a further patio, synthetic lawn with further covered paved seating area to rear, sleeper lined planting borders, access to front via side gate, outside power points. Woodland area to rear.

**Frontage**

Substantial driveway providing parking for numerous vehicles, shingle area to one side, outside lighting, five bar gate to front boundary.

**Garage**

Electric roller door to front, power and light connected.

**Great Totham**

South of the village of Great Totham has St Peter's church with amenities including the Village Shop and local car mechanic as well as the Highly regarded Great Totham Primary School. For Golf enthusiasts Forrester Park Golf Club is located in the village.

The Prince of Wales Pub in Totham South and The compasses at Great Totham North with The Bull located across the road from the Cricket pitch in the centre of the village.

The village is within a short drive of both Maldon (approx 5 miles) and Tiptree (approx 3miles). Trains direct to the city can be boarded at Witham or Kelvedon Stations.

**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 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.

