



# Conduit Lane, Woodham Mortimer, CM9 6TA

Council Tax Band G (Maldon District Council)



Offers in excess of £1,500,000 Freehold

This substantial detached family home enjoys private and mature secluded grounds of over an acre and features accommodation which extends to 5000 sq ft and includes a self contained one bedroom annexe. This home offers the perfect blend of luxury, space, and versatility within a completely private location.

## ACCOMMODATION

This remarkable home offers an exceptional blend of luxury, space and versatility, with one of its most outstanding features being the self-contained annexe. Ideal for a live-in nanny, older child or multi-generational living, the annexe benefits from its own private entrance, providing both independence and seamless connection to the main residence.

The principal accommodation is equally impressive, designed with modern family living in mind. The spacious living room provides a welcoming environment, enhanced by a charming log burner that creates a warm and inviting atmosphere. A separate playroom, complete with fitted storage, offers a perfect space for children, while the fully fitted home office provides a quiet and practical work-from-home solution.

At the heart of the home is the stunning open-plan kitchen/dining/family room, beautifully appointed with bespoke cabinetry, a central island and high-quality Miele integrated appliances—ideal for both everyday living and entertaining. A separate utility room and cloakroom add further practicality. The principal bedroom suite serves as a luxurious retreat, featuring a bespoke en-suite bathroom and a custom-fitted dressing room. A guest bedroom with en-suite facilities ensures comfort for visitors, while two further generous double bedrooms are served by a stylish family shower room. Additional features include underfloor heating, double glazing and motion sensor lighting, enhancing comfort, efficiency and security throughout.

## OUTSIDE

Externally, the property is approached via electric gates with security cameras, leading to a sweeping driveway and extensive parking area. A detached triple garage, additional store and double bay cart lodge provide excellent facilities for car enthusiasts or additional storage. The mature and secluded grounds offer a tranquil setting, perfect for outdoor entertaining and relaxation. This outstanding home presents a rare opportunity to acquire a beautifully designed property offering both luxury living and exceptional flexibility.

## LOCATION

Nestled in the picturesque countryside of Essex, Woodham Mortimer is a delightful village that exudes charm and tranquility. With its idyllic setting this hidden gem offers a peaceful retreat away from the hustle and bustle of city life. It is a quintessential English village, known for its quaint cottages, lush greenery, and friendly community. Steeped in history, the village dates back centuries and retains its traditional character, making it a sought-after location for those seeking a slower pace of life. Surrounded by stunning countryside, Woodham Mortimer is a paradise for nature lovers. Take leisurely walks along the scenic footpaths, breathe in the fresh country air, and immerse yourself in the beauty of the rolling hills and meandering rivers. The area boasts a strong sense of community, with various events and activities that bring residents together. From summer fairs and village fetes to local sports clubs and social gatherings, there is always something happening to foster a sense of belonging and camaraderie. Despite its tranquil ambiance, Woodham Mortimer is conveniently located near major transport links. With easy access to nearby towns and cities, including Chelmsford and Maldon, residents can enjoy the best of both worlds - a peaceful village lifestyle with the amenities and conveniences of urban living within reach.

- Substantial four double bedroom detached family home
- Principal bedroom suite with bespoke en-suite bathroom and custom fitted dressing room
- Two further double bedrooms and separate shower room
- Playroom with walk in fitted storage cupboard
- Large kitchen/dining/family room
- Utility Room and Cloakroom
- Electric gated entrance with sweeping driveway and extensive parking area
- Double bay cart lodge
- Motion sensor internal lighting
- Self contained annexe perfectly suited to accommodate a live in nanny, older child or elderly parent/s
- Guest bedroom with en-suite
- Spacious living room with logburner
- Home Office with fitted furniture
- Bespoke fitted kitchen with central island and Miele integrated appliances
- Private and mature secluded grounds of over an acre
- Detached triple garaging and separate store
- Underfloor heating and double glazing













