



# Conduit Lane, Woodham Mortimer, CM9 6TA

Council Tax Band G (Maldon District Council)

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Offers over £1,500,000 Freehold

## ACCOMMODATION

Concealed down a long private drive in the village of Woodham Mortimer this substantial single storey home is accessed through a secure, electric gated entrance and provides accommodation of excellent proportions which approach a total of 5000 sq ft and include a self contained annexe. The property has been finished to the sellers own exacting standards with many bespoke fittings and finishes and underfloor heating throughout. Entering the home through a large entrance porch with vaulted ceiling opens into an expansive and welcoming reception hall with cloakroom. The reception rooms include a spacious and comfortable main living room with fireplace and log burner, separate playroom features a large walk in fitted storage room and home office, the spacious custom fitted kitchen features Miele appliances and a central island unit and opens into the family/dining space with vaulted ceiling and full height glazing with double doors opening onto the private patio, a separate utility room features space for laundry appliances and a second cloakroom. Four double bedrooms have been specifically located away from the main living and entertaining space and all feature bespoke bedroom furniture, the principal suite offers a generous custom fitted walk in dressing room and spacious and luxury en-suite with walk in shower and spa bath. A further en-suite bathroom is afforded to the 2nd bedroom and a large separate shower room is provided for the remaining two bedrooms. Accessed from the family room area is the self contained annexe accommodation which has been considerably thought through to provide self contained living space for elderly relative/s, older children or even a live in nanny. The annexe comprises hallway, cloakroom, extensive open plan living/dining and kitchen space with large bedroom with bespoke fitted storage and en-suite shower.

Externally the property offers an expansive private parking area with triple garaging and workshop complex. The overall plot extends to approximately 1.1 acres and features a wealth of mature and established trees and shrubs with extensive lawns and patio areas and a large ornamental koi pond. Further outbuildings include a double bay open cartlodge, machine store and large timber shed.

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## LOCATION

Woodham Mortimer is only 7 miles due east of the city of Chelmsford and its excellent choice of facilities, including two outstanding grammar schools, a bustling shopping centre, a station on the main line into London Liverpool Street with journey times around 25 minutes and access onto the A12. Closer to home, the picturesque village of Danbury also has a choice of shops, amenities and two preparatory schools (Heathcote and Elm Green) and the nearby town of Maldon (recently named by The Times as the best place to live in the countryside) has a good range of shops and other amenities. Created a Royal Borough in 1171 it is famous for, among other things, its sea salt, its port on the River Blackwater for Thames Barges and its eponymous battle in 991

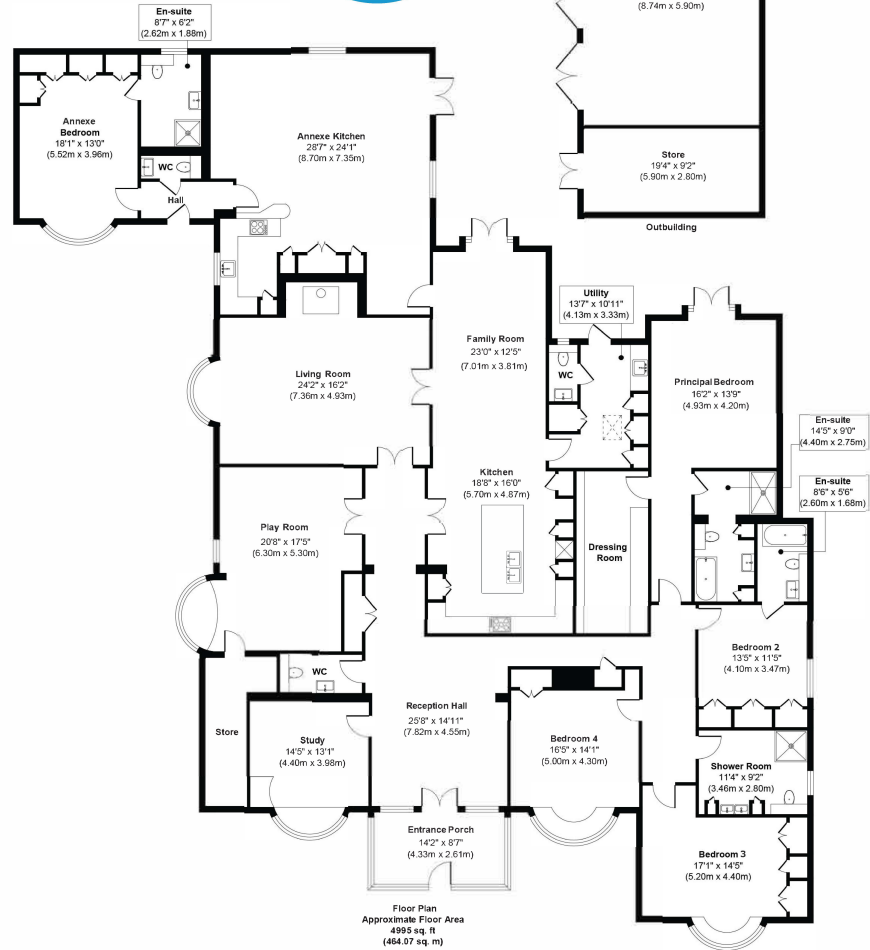
- Substantial four double bedroom detached family home
- Principal bedroom suite with bespoke en-suite bathroom and custom fitted dressing room
- Two further double bedrooms and separate shower room
- Playroom with walk in fitted storage cupboard
- Large kitchen/dining/family room
- Utility Room and 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







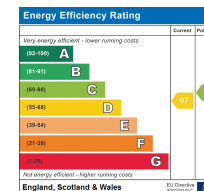




**Approx. Gross Internal Floor Area 4995 sq. ft / 464.07 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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