



Post Office Road, Woodham Mortimer, Maldon, CM9 6SX

Council Tax Band G (Maldon District Council)



£775,000 Freehold

Offered with no onward chain this four bedroom detached house is set back off the road with long driveway occupying a plot circa 0.25 acre, with a rear garden approaching 130 ft in depth. The property offers around 2900 Ft2 of accommodation including the garage, and has planning granted to extend further to the front and the rear. Details can be found on the Maldon Council Planning Portal ref:24/00424/HOUSE.

## ACCOMMODATION

The property has a generous reception hall, two reception rooms plus a separate dining room, a study/ office, kitchen with utility room and a ground floor cloakroom wc. Upstairs on the first floor are four bedrooms with the principle bedroom benefitting from a dressing room as well as an ensuite. There is also a family bathroom. A staircase leads up to the second floor providing access to a spacious boarded loft room, ideal as a hobby room or play area.

Outside to the front is a long driveway providing off road parking for numerous vehicles, providing access to the a double garage with twin up and over doors. To the rear is a well screened garden just under 130ft in depth with large lawn expanse and various shrub beds and selection of trees.

The property has been granted planning to extend to the rear creating an open plan kitchen dining area open to a living room, and to the front with a gym and wc to the rear of the garage. The plans include remodeling the bedroom layout on the first floor creating an additional en-suite, as well as planning for in the attic room creating two further bedrooms with ensuites and dormer windows.

## LOCATION

Woodham Mortimer is a small village between Danbury and Maldon. The village has a local pub (The Hurdlemakers Arms), the parish church of St Margaret's (c.1080), a golf driving range, a village hall and a cricket club.

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 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 waterside town of Maldon has a good range of shops and other amenities.

- Detached house on a circa 0.25 plot
- Planning passed for front and rear extensions
- Long driveway and double garage
- Kitchen and utility room
- No onward chain
- Planning Application Granted 24/00424/HOUSE
- Four reception rooms including study/office
- Main bedroom with dressing room and ensuite
- Rear garden approaching 130 ft in depth
- Oil fired central heating and double glazing

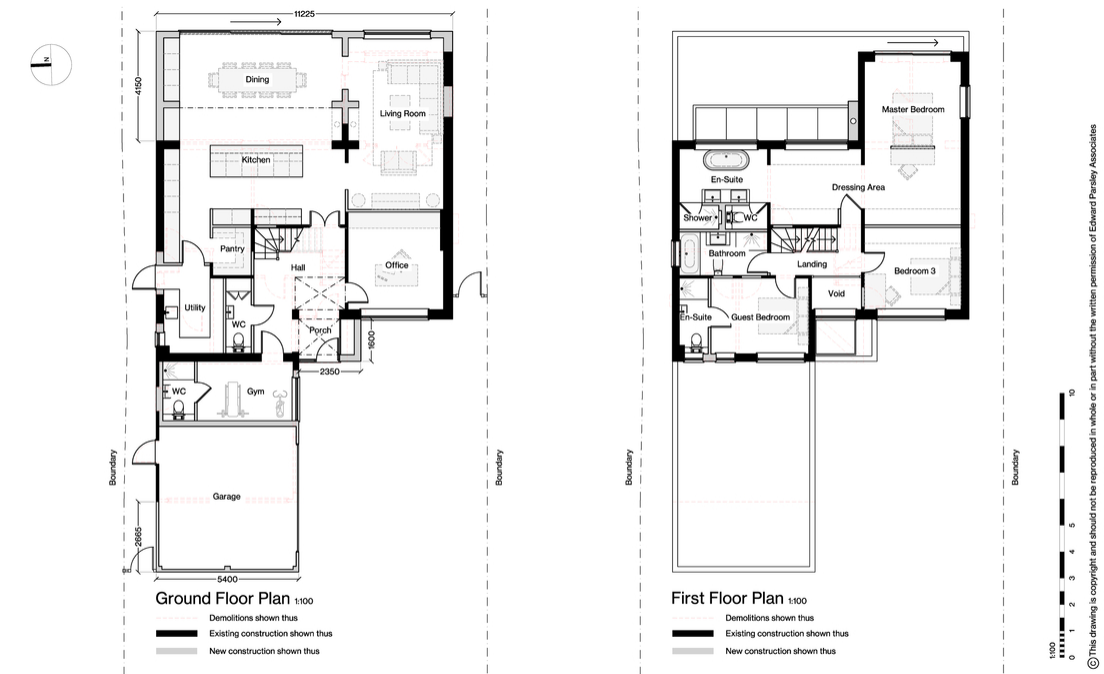




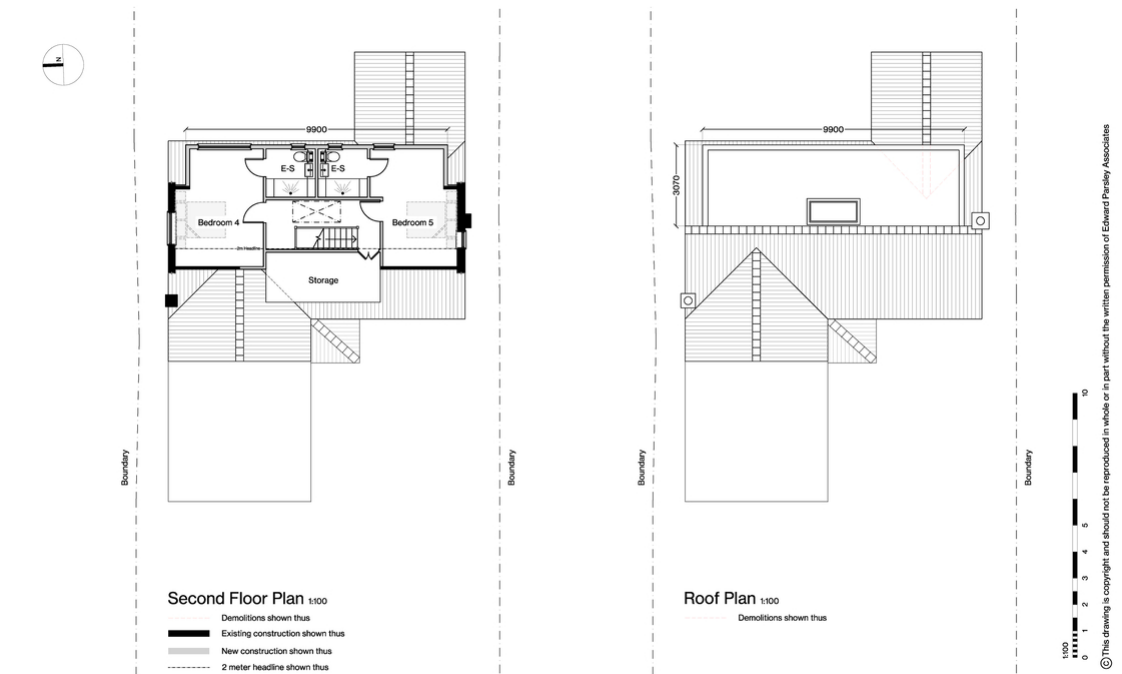








EDWARD PARSELY ASSOCIATES	KEY	REVISION / DATE / DESCRIPTION	ADDRESS	Whitegates, Post Office Lane, Woodham Mortimer, CM9 6SX	DATE	April 2024
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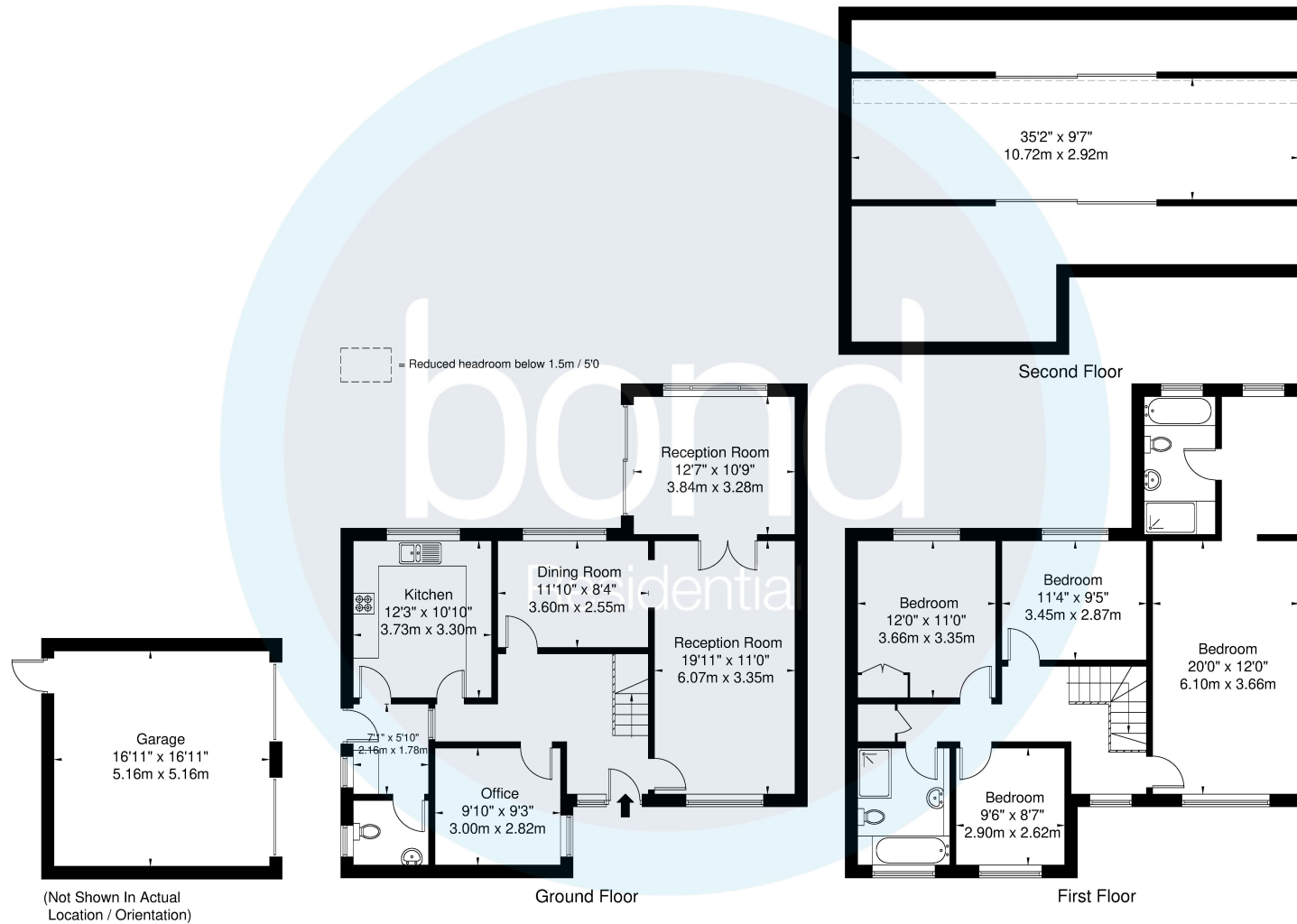


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Approximate Gross Internal Area = 242 sq m / 2604 sq ft

Garage Area = 26.5 sq m / 285 sq ft

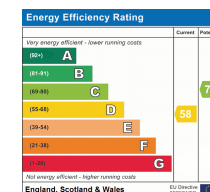
Total = 268.5 sq m / 2890 sq ft



### For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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