



The Warren Estate, Woodham Walter, CM9 6RW

Council Tax Band (Council Tax Exempt)

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Guide Price £200,000 - £225,000 for Pitch License

Set within the 48 acres of grounds at The Warren Golf & Country Club and enjoying expansive views of the Essex countryside due to a stunning elevated position on the edge of The Warren Estate Lodge Park this superbly presented country park lodge is offered for sale for the first time since new to Cash Purchasers only with no onward chain.

The lodge offers deceptively spacious accommodation and is well presented throughout having had light use during the current owners occupancy. Commencing with a hallway area there is a useful utility room with walk in storage cupboard, the hall then leads onto a light and spacious 19ft square open plan lounge/kitchen/dining area with two sets of patio doors that lead out to the large veranda . The kitchen area is modern and features an island unit, plinth lighting and includes integrated appliances which include LP gas hob, electric oven, microwave oven, fridge/freezer and dishwasher. There are two double bedrooms with the main bedroom featuring with a dressing area with hanging and shelving space and dressing table and drawer units and access to a spacious ensuite shower room. The second bedroom includes fitted storage units and there is a separate fully tiled bathroom.

To the front and side of the lodge there is an extensive west facing decking area with wiring circuit for hot tub and plenty of space to enjoy the evening sunsets and stunning views whilst entertaining friends and family. There are small lawned areas around the lodge and laurel hedging to some of the boundaries and a useful storage shed to remain. A larger than average driveway offers a generous parking area and will accommodate several cars.

The lodge is situated to the far southern edge of the park adjacent to the Warren Golf Club which is a peaceful retreat of around 48 acres of woodland and countryside. The estate has the benefit of including a residents social club, gym, sauna, steam room, swimming pool, dance studio, restaurant and coffee bar and there is Free membership on offer for lodge owners only.

The estate is within easy reach of local amenities with the highly desirable village of Danbury being less than a 5 minute drive away whilst the larger estuary town of Maldon is less than 3 miles away and offers amenities including leisure facilities, restaurants, cafes and retail shops.

LICENSE

The lodge was granted with a 50 year pitch licence which commenced on 1st October 2011. We are informed that extensions and renewals are available by separate negotiation through Warren Lodge Park Ltd (WLP).

FEES

Ground Rent: This is due from 1st November and is paid on a quarterly basis and is currently £4,289.29 plus VAT per annum (Subject to annual review)

Non-domestic rates: Current Rate £124.44. (In lieu of council tax).

Utilities: Gas (LPG), electricity and water usage are metered individually for each lodge and charged quarterly by WLP. Internet access is available through WLP for an additional charge of £30 pcm.

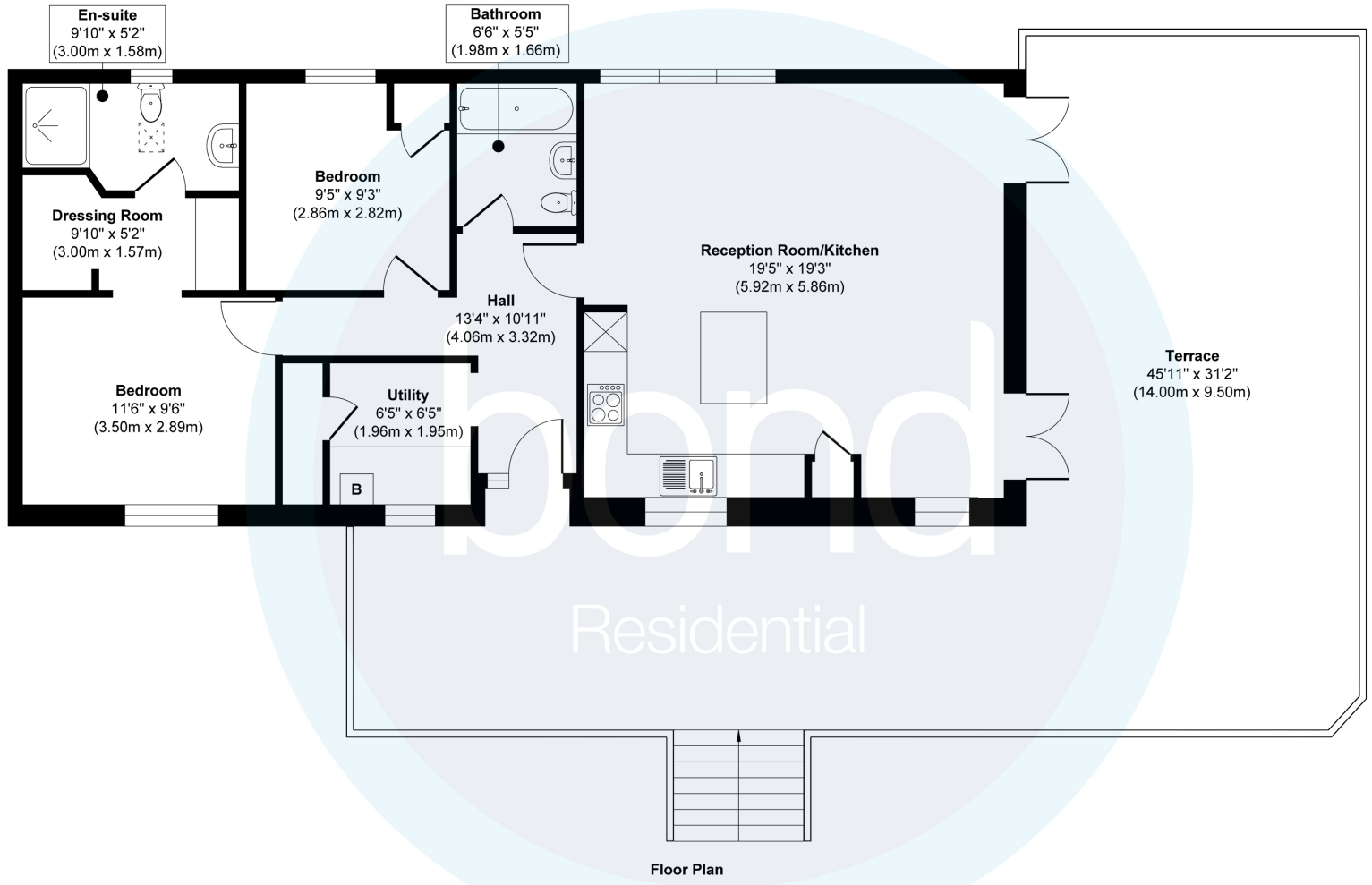
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- Stunning two bedroom country lodge home
- Offering expansive views due to an elevated position on edge of park
- Fitted kitchen with island unit and integrated appliances
- Principal bedroom with dressing area and en-suite shower room
- Large decked veranda and lawned garden area
- Private driveway with parking for several cars
- Located in the stunning grounds of The Warren Golf & Country Club
- Well appointed open plan lounge, kitchen and dining area
- Separate utility room with integrated washing machine
- 2nd bedroom and separate bathroom
- LPG central heating and double glazing









Approx. Gross Internal Floor Area 839 sq. ft / 78.03 sq. m

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

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