

Land at 58 Walden House Road, Walden House Road, Great Totham, CM9



Freehold

**£400,000**

Subject to contract

Building plot with full  
planning permission  
granted

**4** bedrooms

**3** reception rooms

**3** bathrooms

Approximately 0.4 of an acre



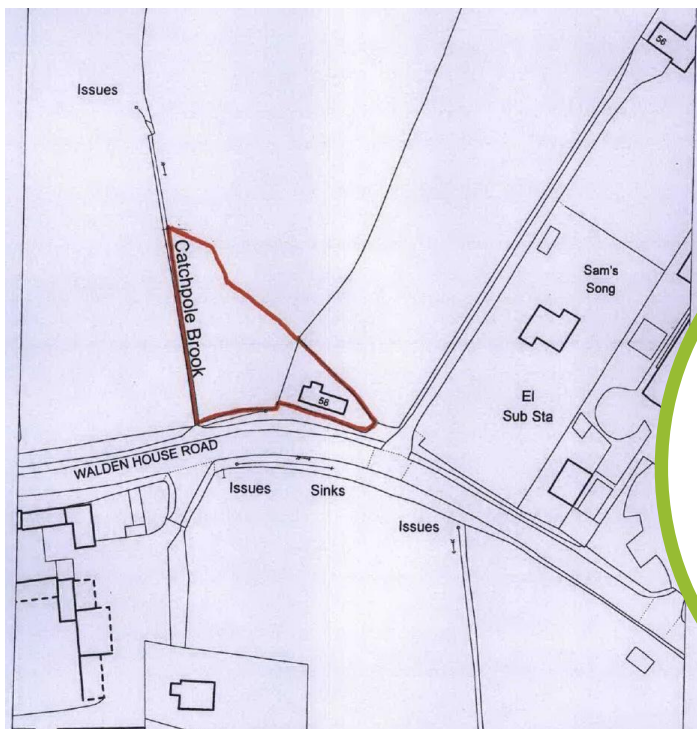
front elevation 1:100

side elevation 1:100



rear elevation 1:100

side elevation 1:100



A unique opportunity to acquire a building plot with full planning permission granted by Maldon District Council under application no: 18/00817/FUL for the replacement and to create a four bedroom detached house in this popular village location.

## Some details

### General information

Situated on approximately 0.4 of an acre is this unique opportunity to acquire a building plot with full planning permission granted by Maldon District Council under application no: 18/00817/FUL for the replacement and to construct a four bedroom detached house in the popular village location of Great Totham.

In brief, accommodation will comprise of an entrance hall, ground floor cloakroom, three reception rooms, kitchen/breakfast room and a study. On the first floor will be four bedrooms with en-suite facilities to the master and second bedroom in addition to a family bathroom. The property has off road parking and a generous sized garden with views over countryside to the rear.

### Where?

Nestled in the Essex Countryside and conveniently located just minutes from everything you need. Great Totham is a parish community that encapsulates village life perfectly. It is enviably located between Chelmsford and close to the town of Maldon. The village boasts a variety of amenities such as excellent primary school, village shop, Church and public house which dates back to the late 17th Century.

Just 2.5 miles away is the town of Maldon with more amenities such as the Blackwater Leisure Centre, Promenade Park, traditional and high street stores, mid-week market and many restaurants to enjoy at your own leisure.

The A12 is only 4 miles away, joined at Witham which links you to both Chelmsford and Colchester. For commuters the nearest train station is also at Witham (or Hatfield Peverel) where there is a direct line into London Liverpool Street in just 44 minutes on a fast service.

### Important information

Council Tax Band - tbc

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Freehold

EPC rating – tbc

### Directions

From the Witham office proceed along Maldon Road heading out of Witham, under the A12 bridge, taking a left turn into Blue Mills Hill, past Benton Hall Golf Club on the right hand side, over the hump back bridge and up the hill into Wickham Bishops, proceed through Wickham Bishops past the Chequers Public House, turning left into Great Totham Road, proceed to the end of Great Totham Road over the cross roads and into Walden House Road where the property can be found on the left hand side.

### Further information

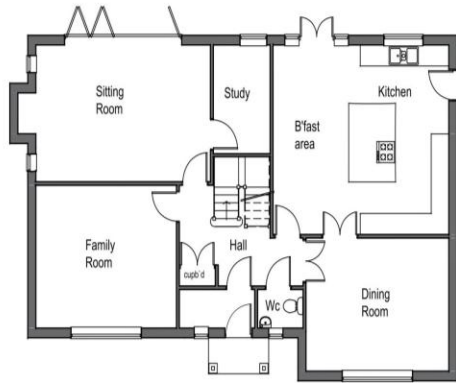
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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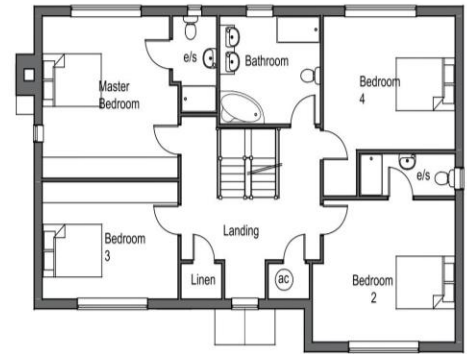
### Viewing

To make an appointment to view this property please call us on 01376 516 464.





ground floor plan  
1:100



first floor plan  
1:100



To find out more or book a viewing

**01376 516 464**

[fennwright.co.uk](http://fennwright.co.uk)

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