





Valley House
Guithavon Valley
Witham
CM8 1HF

This beautiful four bedroom Victorian detached home situated in close proximity of Witham's mainline railway station and town centre.

Valley House has many characterful features throughout and benefits from two reception rooms, good size kitchen/breakfast room, ground floor shower room and W.C. On the first floor there are four good size bedrooms and a family bathroom with a private rear garden and a double timber framed garage with gated off road parking.

- Character features
- Two reception rooms
- Kitchen/breakfast room & laundry room
- Four bedrooms
- Two bath/shower rooms
- Double timber garage
- Secure gated off road parking
- Walking distance of mainline railway station
- Close proximity of town centre



This four bedroom family home combines a wealth of original features combined with the luxuries of modern living and in brief the accommodation comprises of a solid wooden door to front leading to a spacious entrance hall with a staircase rising to the first floor and a doors giving access to all ground floor accommodation.

The lounge has dual aspect windows, characterful cast iron open fire. The dining room is set to the front of the property again with dual aspect windows and cast iron fireplace. The kitchen/breakfast room is of a great size with window and door to the rear leading to the garden, window to the front aspect, one and a half bowl ceramic sink inset to a solid wooden work surface, range of wall and base units incorporating display cupboards and drawers, Range cooker to remain, integrated dishwasher and fridge and there is a good size laundry room.

The ground floor concludes with a downstairs shower room with a shower cubicle, low level W.C and a pedestal wash hand basin.

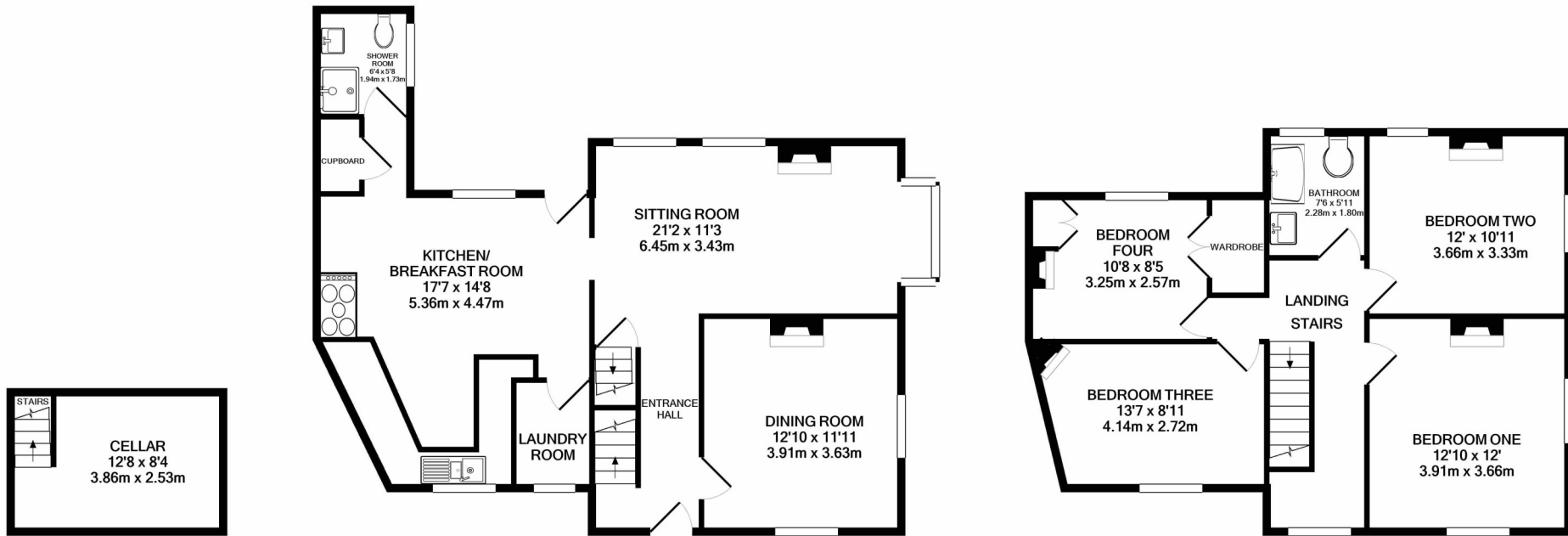
A staircase rises to the spacious first floor landing which has a window to the front aspect and doors give access to all four bedrooms and the family bathroom.

Bedroom one is dual aspect with window to the front and side and also has a feature fireplace. Bedroom two also has dual aspect windows to the side and rear and again benefitting from a feature fireplace. Bedroom three and four are also good size bedrooms with the first floor concluding with a family bathroom with panel enclosed bath with shower over, wash hand basin and a low level W.C.









BASEMENT LEVEL
APPROX. FLOOR AREA 105 SQ.FT. (9.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA 769 SQ.FT. (71.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 665 SQ.FT. (61.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1539 SQ.FT. (143.0 SQ.M.)
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Outside

The property is approached via a small front garden with flowers and shrubs with side access leading to a rear garden which commences with a good size paved patio area ideal for seating with steps rising up to the garden which is mainly laid to lawn with mature shrubs and trees and enclosed by panel fencing. At the foot of the garden is a double timber garage with off road parking to the front accessed via electric gates.

Location

Situated a short walk from Witham's busy High Street complemented by a choice of supermarkets, banks, shops, bars and restaurants as well as a choice of schools and the recreational facilities offered at the Witham Leisure Centre and Benton Hall Golf & Country Club. The town's railway station is an approximate 6 minute walk from the property and serves London's Liverpool Street Station, the journey taking some 45 minutes. In addition the town is by-passed by the A12 trunk road, providing access to the excellent Grammar and other schools in Colchester and Chelmsford. To the north there is access to the A120 trunk road which is dualled west of Braintree, significantly reducing the travel time to Stansted Airport and the M11 motorway.

Located just 6 miles from the vibrant and thriving City of Chelmsford noted for its business opportunities, spectacular retail, leisure and cultural facilities. The nearby Historic port of Maldon with its famous Thames sailing barges and Tiptree both offer further facilities including Secondary Schools, Banks and Supermarkets. Leisure and pleasure are well provided for close by including wonderful walking and bird watching country, coastal sailing from West Mersea,

Maldon and nearby Tollesbury. Excellent Golf Courses including, Benton Hall and The Fives Lakes Hotel, Golf & Country Club with two eighteen hole courses.

Directions

Proceed from Newland Street along Guithavon Street to the mini roundabout, turning right into Guithavon Valley, where the property can be found after a short distance on the right hand side

Important Information

Council Tax Band - tbc

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

Tenure - Freehold

EPC rating - tbc

Our ref - DJN





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