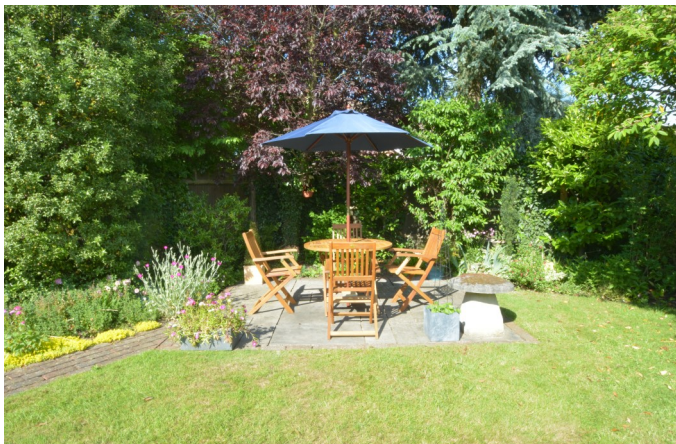




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Signature

Clifton House, Mill Lane,
Witham, Essex, CM8 1BP



Clifton House
Mill Lane
Witham
Essex
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This exquisite five bedroom 1930's detached house is situated in the enviable position of Mill Lane being offered for sale with no onward chain.

Situated in an elevated position on Mill Lane within close proximity of Witham's town centre is this impressive five bedroom detached residence offering over 2,000 sq.ft of accommodation. This stunning five bedroom family home is beautifully presented throughout with many original period features and substantial accommodation arranged over two floors.

- Sitting room
- Dining room
- Spacious breakfast/family room
- Kitchen & utility room
- Ground floor cloakroom
- 5 bedrooms
- 2 bath/shower rooms (1 ensuite)
- Established gardens
- Off road parking
- No onward chain

The characterful front door opens to a good size reception hall where staircase rises to the first floor with cupboard beneath and doors giving access to all ground floor accommodation. The sitting room is of generous proportions and has a window to the front aspect, gas fire inset to an exposed red brick hearth and double doors leading through to the breakfast room. There is a separate spacious dining room with a bay window to the front aspect. The kitchen has two glazed windows to the side aspect, a one and a half bowl sink, integrated oven with a four ring electric hob, range of wall and base units with cupboards and drawers. A well placed arch leads through into the large breakfast/family room. There is a separate inner doorway leading though to a utility room. The ground floor concludes with a cloakroom with a low level W.C and a wash hand basin.

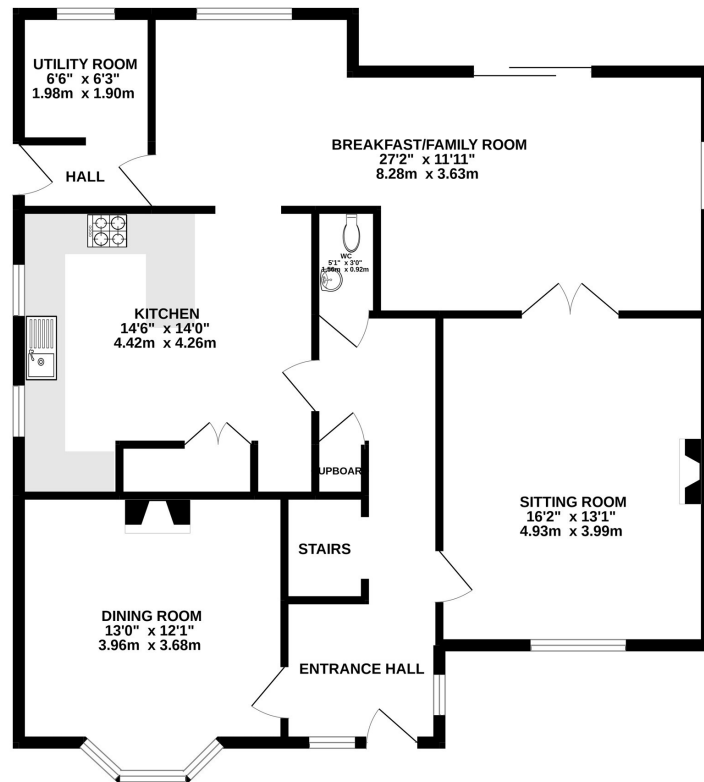
The spacious first floor landing has an airing cupboard and doors leading off to all five bedrooms and the family bathroom. The substantial main bedroom enjoys dual aspect windows to the rear and side, built in wall to wall wardrobes and access through to the ensuite bathroom which is fitted with a panel bath, separate shower cubicle, low level W.C and a pedestal wash hand basin. Bedroom two is a further good size double room with a bay window to the front aspect with a vanity wash hand basin. Bedroom three has a window to the front aspect and is also a good size double room. Bedroom four is set to the rear with a window to the rear aspect and a vanity wash hand basin. Bedroom five is a good size single bedroom or could be utilised as a study. The first floor concludes with a family bathroom comprising panel bath, wash hand basin and a W.C.



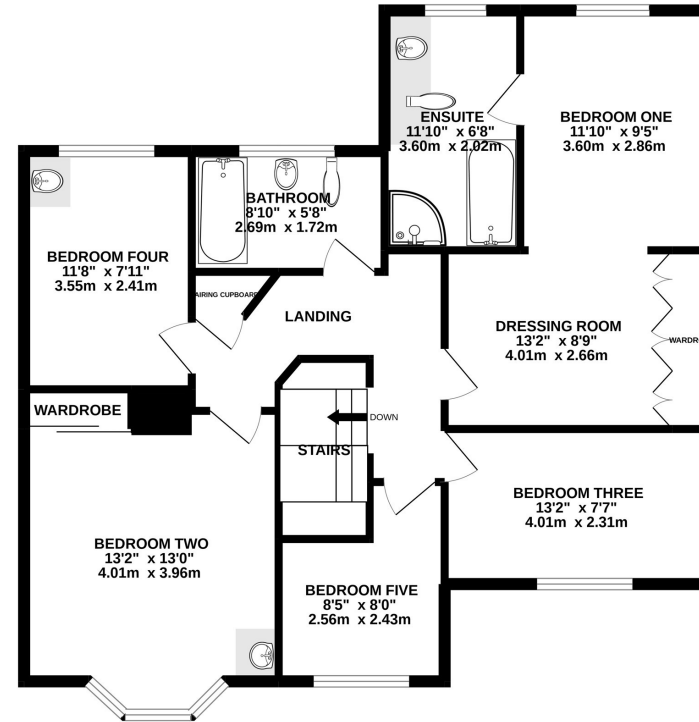




GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 2011 sq.ft. (186.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Consumer Protection Regulations 2008

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Outside

The property occupies an elevated position with views to the front over the town's river walk and wildflower meadow and is approached via a driveway providing ample off road parking with side access leading to the mature rear garden.

The garden is mainly laid to lawn with mature borders, trees and shrubs. There is a garden shed to remain and the property is enclosed by wood panel fencing.

Agents note

The current owners are in the process of building a property next door which once constructed they will reside in.

Location

Witham has a 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 8 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 along Newland Street in the direction of Chelmsford turning right Guithavon Street, proceed to the end of Guithavon Street turning left at the mini roundabout into Mill Lane where the property can be found on the left hand side.

Important Information

Council Tax Band - G

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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