5 Bedroom Detached House located in Little Totham.

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JOHN ALEXANDER
ESTATE AGENTS

Plains Road
Little Totham
Maldon
CM9 8JG

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TBC

£950,000

OVERVIEW
We are delighted to offer this imposing, one of a kind five bedroom detached family home in the sought after village of Little Totham. Fronting and backing onto beautiful countryside, facing South and occupying nearly half an acre, this idyllic country home offers the serenity of village life. Viewing strongly recommended

GROUND FLOOR

PORCH
10' 1" x 5' 8" (3.07m x 1.73m)

ENTRANCE HALL
Doors leading to;

SNUG
13' 9" x 12' 10" (4.19m x 3.91m)
Window to front aspect

LIVING ROOM
20' 5" x 13' 9" (6.22m x 4.19m)
Window to side aspect, sliding door to garden room and log burner

GARDEN ROOM
12' 11" x 11' 7" (3.94m x 3.53m)
Solid vaulted roof with two Velux windows, 180 degree South facing view and double doors to garden

STUDY
8' 2" x 6' 2" (2.49m x 1.88m)
Window to front aspect

CLOAKROOM
6' 6" x 2' 10" (1.98m x 0.86m)
Obscure window to porch, wash basin and WC

KITCHEN/ BREAKFAST ROOM
18' 11" x 11' 11" (5.77m x 3.63m)
Window to front aspect, opening to dining room and door to utility room. Large Island and fitted wall and base units, five ring SMEG induction hob, Double NEFF combi ovens, dishwasher and full height fridge and freezer.

UTILITY ROOM
9' 1" x 8' 2" (2.77m x 2.49m)
Window and door to rear garden, fitted wall and base units with sink, wine fridge and space for washing machine and tumble dryer

DINING ROOM
14' 7" x 9' 4" (4.44m x 2.84m)
Vaulted ceiling with two Velux windows, window to rear and side aspects plus double door to garden. Electric underfloor heating.

FIRST FLOOR

GALLERIED LANDING
Dual aspect windows to front and rear

BEDROOM ONE
12' 5" x 12' 0" (3.78m x 3.66m)
Window to rear aspect, opening to dressing area and access to en-suite

DRESSING AREA
8' 2" x 9' 1" (2.49m x 2.77m)
Window to rear aspect, opening to master bedroom and doorway to landing. This opening to the master bedroom could be closed to create a small additional bedroom if required

ENSUITE
12' 0" x 6' 0" (3.66m x 1.83m)
Window to front aspect and four piece bathroom suite including bath, corner shower, wash basin and WC

BEDROOM TWO
13' 9" x 11' 0" (4.19m x 3.35m)
Window to rear aspect

BEDROOM THREE
13' 9" x 10' 3" (4.19m x 3.12m)
Window to front aspect

BEDROOM FOUR
10' 5" x 10' 9" (3.18m x 3.28m)
Window to side aspect

BATHROOM
11' 5" x 6' 0" (3.48m x 1.83m)
Window to front aspect, Bath with shower over, wash basin, WC and bidet

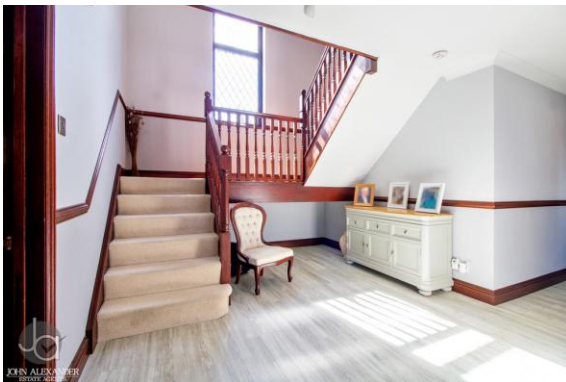**SECOND FLOOR**

BEDROOM FIVE
27' 10" x 9' 7" (8.48m x 2.92m)
Vaulted ceiling with three Velux windows and access to en-suite

ENSUITE
8' 5" x 6' 10" (2.57m x 2.08m)
Shower, wash basin, WC and Velux window

DOUBLE GARAGE
19' 2" x 18' 8" (5.84m x 5.69m)
Electric up and over double door plus personal door to the side and stairs to insulated loft room with lighting and power

OUTSIDE
The property looks out to a greensward from the front. A curved wall entrance to the imposing front driveway provides access to the garage plus a substantial amount of off-road parking. There is side gate access to rear garden on both sides. The enclosed rear garden faces South and backs on to the Penny Brook and farmland behind. The garden is mainly laid to lawn and has a patio and pergola covered seating area plus a shed to the back of the garden. The plot is estimated at just under half an acre (STS)

LOCATION
Little Totham is a sleepy village, surrounded by farmland providing plenty of picturesque countryside walks. However Tiptree (3.3 miles) and Maldon (5.1 Miles) are close by offering all essential amenities, schools, shopping and services. Witham train station (5.9 miles) offers mainline services to London
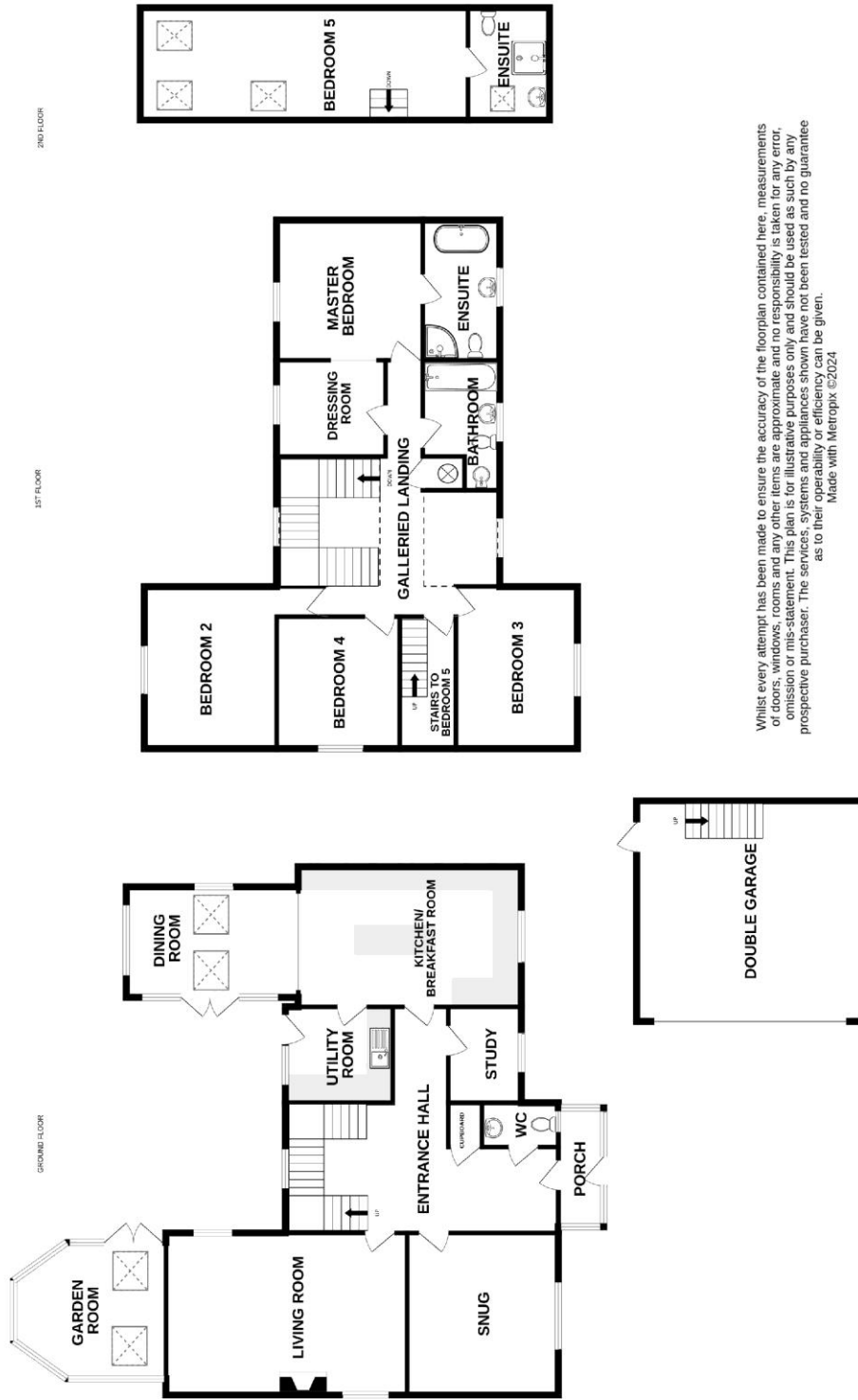
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2ND FLOOR

BEDROOM 5

ENSUITE

1ST FLOOR

MASTER BEDROOM

DRESSING ROOM

ENSUITE

BATHROOM

GALLERIED LANDING

BEDROOM 2

BEDROOM 4

STAIRS TO BEDROOM 5

BEDROOM 3

GROUND FLOOR

DINING ROOM

KITCHEN/ BREAKFAST ROOM

UTILITY ROOM

STUDY

ENTRANCE HALL

CUPBOARD

WC

PORCH

GARDEN ROOM

LIVING ROOM

SNUG

DOUBLE GARAGE

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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