



Orchards
Colchester Road | Great Totham | CM9 8DG

FINE & COUNTRY

SELLER INSIGHT

PROPERTY

The present owners have created a warm and inviting family home with a spacious, well balanced layout which has been beautifully developed and renovated to provide versatile living space of over 11,000 sq ft with high quality fittings based on an Italian villa. Upon entering Orchards, you are welcomed to secure electronically controlled gates which open up to a large driveway, providing ample off road parking. Once inside you will find a series of reception rooms to an exceptional standard including a wonderful oak library, dining room, drawing room and a spacious sitting room with multiple French doors leading to the rear of the grounds. The Clive Christian kitchen is of a special mention offering a contemporary design yet retaining many features and forms a brilliant space to showcase culinary skills and the ideal set up for the chef enthusiast, centralised around the island.

Stairs ascend to the first floor, where you are greeted by a galleried landing. This is home to seven double bedrooms, all with personal en-suite bathrooms, four with dressing rooms as well as three bedrooms benefiting from having terraces with one being of an excellent size.

On the second floor, currently being used as an entertainment/party room is the most brilliant versatile space with bar, kitchen and shower room.

On the grounds of the accommodation which is approximately 2.5 acres (STS) you will also find a swimming pool, tennis court, detached bungalow with bathroom, living room and kitchen as well as a detached two story pool house complete with kitchen, living room, washroom, shower, bedroom with en-suite and WC.

THE LOCATION

Great Totham is a village and civil parish in the Maldon district, Essex, England, and midway between Chelmsford and Colchester. The village includes the Island of Osea in the Blackwater estuary and is separated into two parts, north and south. 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.

The A12 is a short drive, connecting at Witham which links you to Colchester and Chelmsford. For the commuter, the nearest train station is also at Witham where there is a direct line into London Liverpool Street in around 44 minutes.



















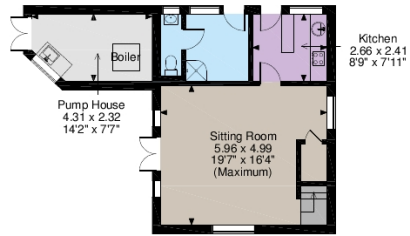
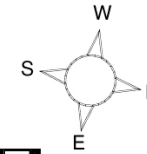




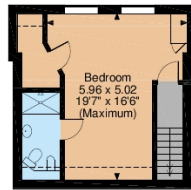




Colchester Road, Great Totham, Maldon
Main House internal area 9,182 sq ft (853 sq m)
Pool Room internal area 940 sq ft (87 sq m)
Bungalow internal area 1,117 sq ft (104 sq m)
Balcony external area = 470 sq ft (44 sq m)



**Pool Room
Ground Floor**



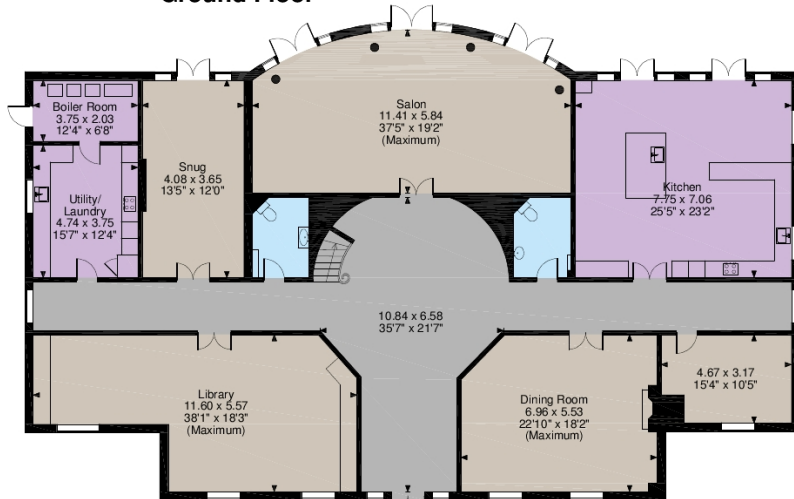
**Pool Room
First Floor**



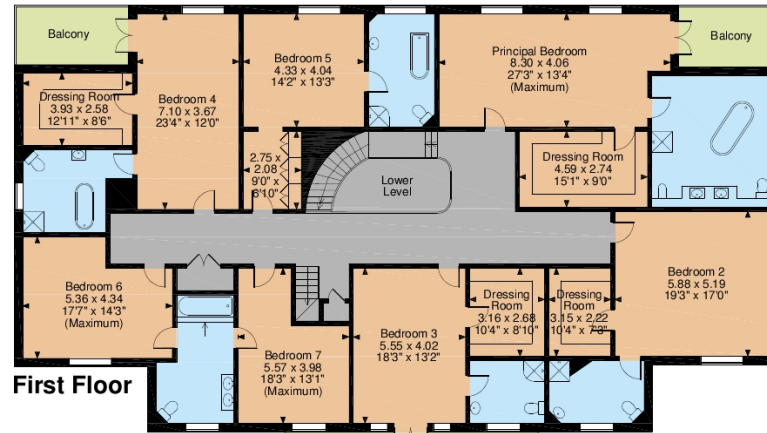
**Bungalow
Second Floor**



**Bungalow
First Floor**



**Main House
Ground Floor**



**Main House
First Floor**

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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed



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