



### Godfreys Farmhouse, Sheepcoates Lane, Great Totham, Maldon, CM9 8NT

Guide Price of £1,000,000 to £1,350,000

Welcome to Godfreys Farmhouse, an exquisite Grade II listed property located on Sheepcoates Lane, Great Totham, CM9 8NT. This enchanting residence is steeped in history, believed to date back to the 14th century. The rich heritage of the farmhouse is beautifully encapsulated in the thick crown braces of the medieval cross wing at the right-hand rear of the house.

In the 17th century, thoughtful additions were made, enhancing the farmhouse's charm and functionality. Further elevating its historical allure, an attractive Georgian façade was added around 1810, providing a stunning contrast to the ancient structure.



## STEP INSIDE

The ground floor of Godfreys Farmhouse is a testament to its rich history, with spacious accommodation designed to take full advantage of the surrounding scenic views. The blend of periods is evident as you transition through the house, starting from the entrance hall situated in the Georgian part of the building. This front section features two identical reception rooms on either side, each adorned with high ceilings and sash windows that infuse the spaces with light and a sense of openness. Both reception rooms boast working fireplaces, one of which is equipped with a cozy wood-burning stove.

The inner hall leads to the kitchen/diner and utility room. The utility room provides access to a discreetly positioned cloakroom, while the hall separates the kitchen/diner and offers rear access to the garden. The kitchen/diner is a bright, airy space with garden views, equipped extensive workspace, and modern appliances. From the inner hall, you enter the oldest part of the house, which includes two more reception rooms. These rooms are rich in character, with exposed brick and timberwork. The snug features double doors opening onto the terrace, creating a wonderful extension of the space. The sitting room is particularly notable, featuring a deep former bread oven with an inset wood-burning stove.

The ground floor of Godfreys Farmhouse not only showcases the property's historical depth but also provides modern comforts and a versatile living environment, perfect for both intimate family moments and grand entertaining.

The first floor features a spacious landing leading to four bedrooms, a library, and a family bathroom. The master bedroom offers garden views and includes an en suite. Bedroom four, situated above the sitting room, features a split level, vaulted ceiling. The library, positioned to the side, connects to the family bathroom. Architectural features include exposed timber framing with modern updates ensuring comfort while preserving the farmhouse's historical integrity. Overall, the bedrooms exemplify a blend of historical architecture and modern functionality, providing intimate and inviting spaces within this centuries-old residence.

## OUTSIDE

Nestled in the charming countryside of Great Totham, Godfreys Farmhouse offers a unique blend of rural tranquillity and modern convenience. This picturesque property features an attractive



detached barn that serves as an extensive garaging and stable/storage area. The barn's versatile space provides ample room for vehicle storage and equestrian facilities, making it an ideal choice for horse enthusiasts or car collectors.

Beyond the barn, discover a discreetly positioned office and cloakroom facilities, perfect for those seeking a dedicated home working environment. This quiet, well-equipped space ensures productivity while maintaining the serene ambiance of the property.

The garden is a true extension of the home, offering beautifully landscaped grounds to the rear. Designed with both relaxation and entertainment in mind, the garden features side and rear seating areas that are perfect for outdoor gatherings. An avenue of trees adds a touch of elegance, creating a scenic backdrop, while the remaining areas are neatly laid to lawn, providing a vast, open space for recreation.

Godfreys Farmhouse seamlessly combines the charm of a traditional farmhouse with the amenities needed for modern living. Whether you're looking for a serene countryside retreat, a functional home office setup, or ample space for hobbies and leisure, this property caters to all.

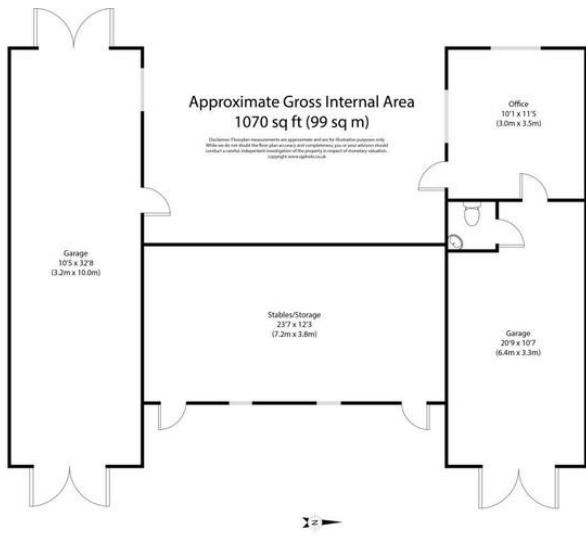
## LOCATION

Godfreys Farmhouse is idyllically situated in the picturesque village of Great Totham, offering serene countryside living with far-reaching views towards the River Blackwater. This charming location is approximately 5 miles from Tiptree and 6 miles from Maldon, providing easy access to local amenities. Witham train station, 6.5 miles away, offers a convenient 50-minute commute to London Liverpool Street.

The property also benefits from excellent road links, with the A12 accessible via Rivenhall (7.1 miles). Larger towns such as Chelmsford and Colchester are within a short drive, and Stansted Airport is just 29.3 miles away. The nearby village of Little Totham adds to the appeal with its popular pub, The Swan, and All Saints' Church. This semi-rural area offers extensive common and heathland, perfect for outdoor enthusiasts. Families residing at Godfreys Farmhouse benefit from access to quality educational facilities.



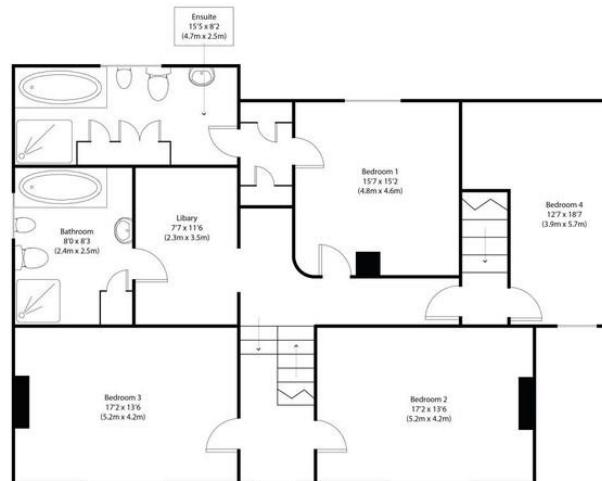




Ground Floor

## Approximate Gross Internal Area 3200 sq ft (297 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



First Floor