



**Nursery Cottages Stivvys Road, Woodham Walter Maldon CM9 6RS**

**welcome to**

**Nursery Cottages Stivvys Road, Woodham Walter Maldon**

IDYLLIC RURAL LOCATION. Situated in the DESIRABLE VILLAGE of Woodham Walter with its Golf Club and Local School is this CHARMING CHARACTER COTTAGE, set in PICTURESQUE COUNTRYSIDE and boasting 90 FT GARDEN. The property offers TWO SURPRISINGLY LARGE BEDROOMS and is BEAUTIFULLY PRESENTED THROUGHOUT.



## Entrance

UPVC entrance door leading to :-

## Lounge

12' 9" x 12' max ( 3.89m x 3.66m max )

Double glazed UPVC sash window to front, centrepiece exposed brick fireplace housing multi fuel burner (also providing hot water for the property and the central heating), exposed beams, open to :-

## Kitchen

9' 4" x 7' ( 2.84m x 2.13m )

Double glazed window to rear, country style fitted kitchen comprising of Belfast sink set in wooden work surfaces with base level cupboards, Rangemaster cooker, space for further appliances, range of under stairs storage cupboards, stairs rising to first floor.

## First Floor

### Landing

Stairs rising to second floor, doors to :-

### Bedroom One

13' 3" x 12' max ( 4.04m x 3.66m max )

Double glazed UPVC sash window to front overlooking the garden, cast iron centrepiece fireplace, exposed beams, radiator.

### Bathroom

8' x 6' 5" ( 2.44m x 1.96m )

Double glazed UPVC window to rear, heritage style suite comprising free-standing roll-top claw-foot bath, low level WC and pedestal basin, radiator with integrated towel rail.

## Second Floor

### Landing/Dressing Room

11' 9" x 8' 7" ( 3.58m x 2.62m )

Double glazed UPVC window and further Velux window to rear, exposed beams, radiator, door to :-

### Bedroom Two

12' 6" x 10' 10" Plus Recess ( 3.81m x 3.30m Plus Recess )

Double glazed UPVC sash window to rear with feature apex window offering picturesque countryside views, exposed beams and herringbone carpet, radiator.

## Outside

### Garden

Measuring in excess of 90 ft, predominantly laid to lawn with central pathway and range of mature flower and shrub beds, patio area complete with shed for log storage.

### Front

The property fronts onto the garden.

### Outbuilding

Detached timber studio with power connected.

### Parking

Parking for up to two vehicles at the end of the garden, accessed via private road with annual charge of £50 for upkeep.



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## Nursery Cottages Stivvys Road, Woodham Walter Maldon

- Two Large Double Bedrooms
- Wealth of Charm and Character
- Rural Location
- 90 ft Country Garden
- Parking

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

offers over  
**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104700 - 0005

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william h brown



**01621 874837**



[Maldon@williamhbrown.co.uk](mailto:Maldon@williamhbrown.co.uk)



3 High Street, West Square, MALDON, Essex,  
CM9 5PB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)