



The Birches, Post Office Road, Woodham Mortimer, Maldon, Essex

STRUTT & PARKER

The Birches

Post Office Road, Woodham Mortimer, Maldon, Essex, CM9 6ST

A modern detached family residence set within a leafy lane.

Maldon 3.3 miles, A12 (Hatfield Peverel) 5.5 miles, Hatfield Peverel mainline station 5.5 miles (London Liverpool Street, 42 mins), Chelmsford 7.9 miles, Stansted Airport 23.7 miles

Reception hall | Sitting room | Drawing room
Dining room | Kitchen with breakfast area
Cloakroom | Master bedroom with en suite bathroom | Guest bedroom with en suite bathroom | 2 Further bedrooms | Family bathroom | Garage | Gardens | EPC Rating E

About 0.25 acres

The property

Situated on the edge of Woodham Mortimer village and within easy commuting distance of London, this well-presented detached property offers over 2,000 sq. ft. of accommodation and boasts truly flexible living space in a desirable yet easily accessible location.

The ground floor accommodation flows from the spacious reception hall, with Karndean flooring and cloakroom: to the right, a spacious and elegant drawing room with feature fireplace opens to an adjoining dining room with garden access. To the left, the property boasts an aspect sitting room. The ground floor accommodation is completed by a very well-proportioned fitted kitchen and a breakfast area with modern appliances and quartz work surfaces. The first floor accommodation comprises of a generous front aspect master bedroom with en suite bathroom, a guest bedroom with en suite bathroom and two further generous bedrooms, serviced by a family bathroom. The standalone garage, accessed from the side of the property.

Outside

Surrounded by extensive gardens to both front and rear, lending privacy to the setting, the property is accessed via a five bar gate and gravelled driveway, with a paved area offering turning and parking spaces for multiple cars. To the front, the property boasts a fenced landscaped garden with lawn, flower beds and mature shrubs and trees. The stunning rear gardens, laid mainly to lawn with far-reaching views over the adjoining countryside, boast a patio, ideal for entertaining, together with flowerbeds, a vegetable garden with greenhouse and mature shrubs and trees. The detached garage is accessed via double gates to the side of the property.

Location

Ideal for the commuter, Woodham Mortimer has excellent links to the motorway network via the A12, as well as a nearby train station (Hatfield Peverel) offering excellent rail links to London Liverpool Street. There is a wide range of private, grammar and state schools nearby.







Directions

Follow Maldon Road (A414) and after 4.9 miles, continue straight on at the roundabout onto Burnham Road (B1010). After 0.5 miles turn left onto Post Office Road; the property can be found on your right.

General

Local Authority: Maldon District Council (01621 842637); Essex County Council (0845 7430430)

Services: Mains electricity and water. Oil-fired central heating. Private drainage.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Council Tax: G

Tenure: Freehold

Guide Price: £830,000

Chelmsford

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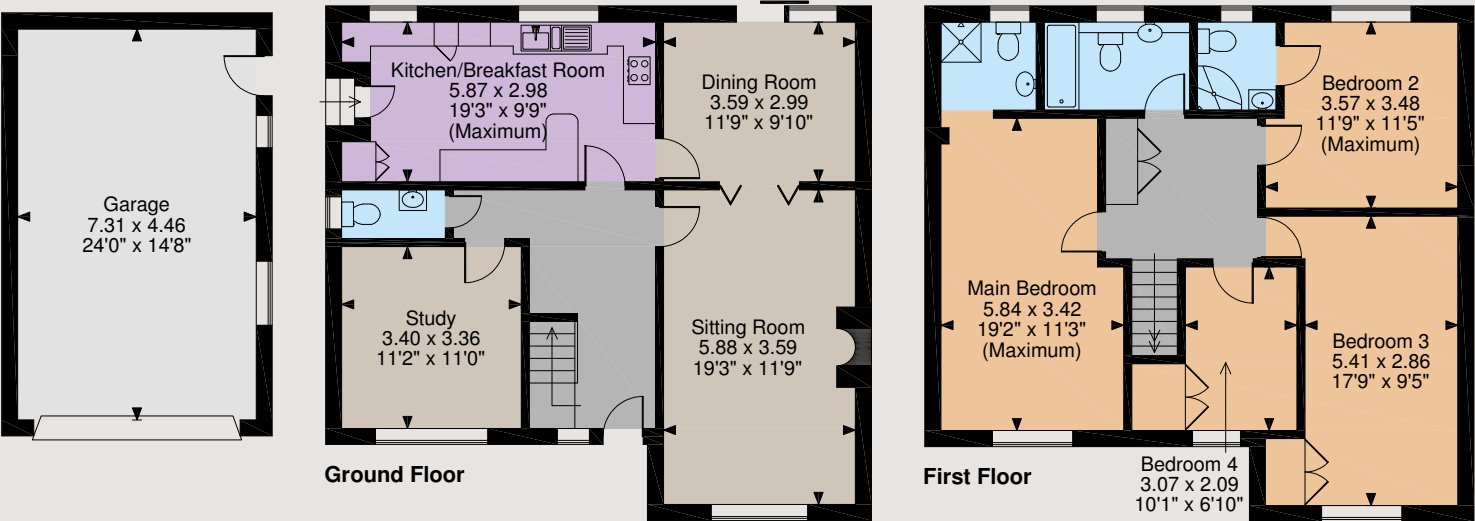
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Floorplans

Main House internal area 1,681 sq ft (156 sq m)
Garage internal area 351 sq ft (33 sq m)
Total internal area 2,032 sq ft (189 sq m)
For identification purposes only.



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