



Arborcott

Kelvedon Road, Little Braxted, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A spacious family home with an indoor swimming pool, set in a popular village position.

A substantial detached residence with charming mature gardens and indoor pool, positioned on the edge of two popular villages, just a few miles from both Maldon waterfront and Witham town with great mainline railway link.



4 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGING SWIMMING POOL



ABOUT 1 ACRE



FREEHOLD



VILLAGE SEMI-RURAL



4,699 SQ FT



**GUIDE PRICE
£1,500,000**



The property

Set behind a double gated approach, Arborcott extends to almost 4,700 square feet of flexible living space. Set on the edge of the small village of Little Braxted, neighbouring the village of Wickham Bishops with plenty of everyday amenities and beautiful open countryside right on its doorstep.

The accommodation flows from an inviting entrance hall and incorporates four spacious reception rooms along with the open-plan kitchen/breakfast room that opens into the dining room, ideal for family entertaining. There is also an adjoining utility/boot room and access to the indoor pool complex. Extending to 26ft by 26 ft, the indoor pool wing offers areas for seating, a sauna and shower room, and south-facing sliding glass doors opening to the gardens.

Upstairs there are five well-proportioned double bedrooms, including the principal bedroom at the rear, with its views across the garden and en suite shower room with dual washbasins. One further bedroom is

en suite, while another is a walk-through, which could be used as a study or a dressing room if required. Also on the first floor is the family bathroom and plenty of storage.

Outside

At the entrance to the property, dual gates open to the gravel carriage driveway, which leads past the front of the house to the parking area and double garage.

The garden to the front features an area of lawn with several mature trees and established border hedgerow, while at the rear there is a generous further garden with a west-facing aspect, rolling lawns and various mature trees, as well as border hedgerows. While across the back of the house there are patio areas for al fresco dining, plus a folly with pretty planting to make the perfect spot to relax.



Location

Positioned in the village of Little Braxted, on the edge of the larger village Wickham Bishops, between the commuter town of Witham and maritime town of Maldon; the property is well placed for the best of both worlds. The two villages offer a wide variety of amenities from shops, pubs and cafés, along with a gym, whilst being surrounded by rural countryside the area offers fantastic outdoor activities from walking and cycling routes, to tennis and golf clubs. A wider selection of amenities are close-at-hand in both Witham and Maldon, both offering excellent shopping and entertainment and in particular is the rail links with regular services to London Liverpool Street (45 minutes). The area is also well-connected by road, with the A12 providing access towards Colchester, Chelmsford and the M25.

The area is also particularly well served for all levels of education; both private and state, and in particular Great Totham school.

Distances

- Witham 3 miles
- Tiptree 4.2 miles
- Maldon 4.4 miles
- Chelmsford 13 miles

Nearby Stations

- Witham
- Hatfield Peverel

Key Locations

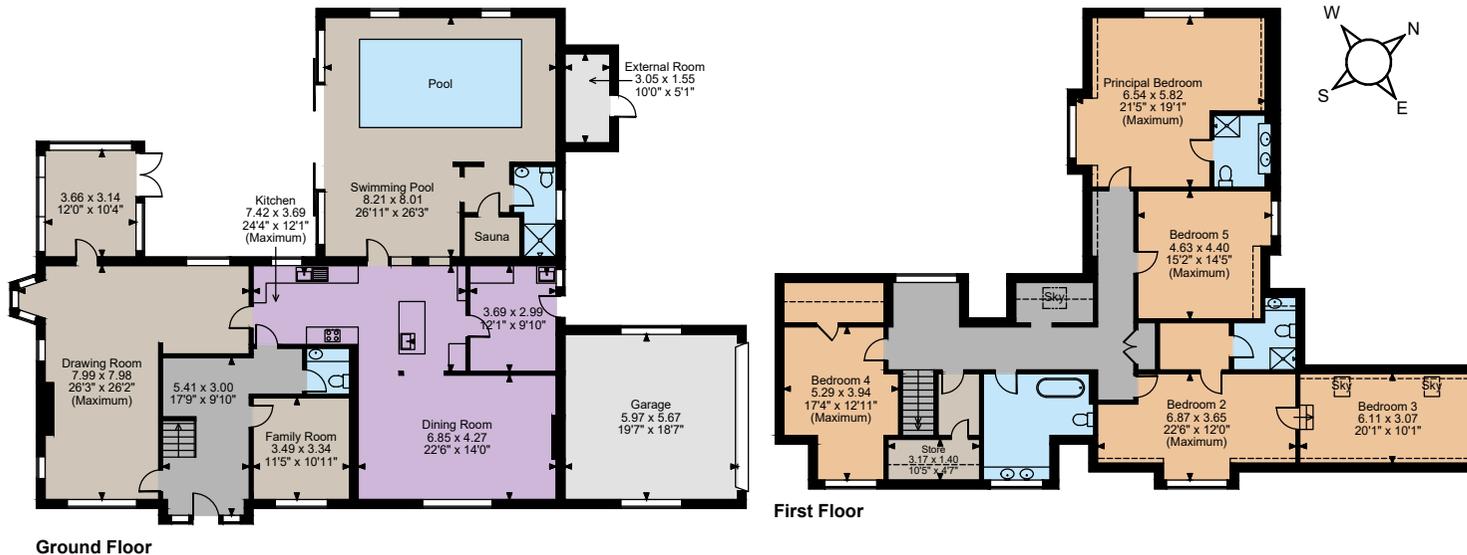
- The Green man pub
- Mrs Salisbury's
- Maldon Promenade

Nearby Schools

- Great Totham Primary
- The Plume
- New Hall
- Felsted







The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Floorplans

Main House internal area 4,284 sq ft (398 sq m)
 Garage internal area 364 sq ft (34 sq m)
 External Room internal area 51 sq ft (5 sq m)
 Total internal area 4,699 sq ft (437 sq m)
 For identification purposes only.

Directions

CM8 3LE

what3words: ///improvise.vipers.crunched - brings you to the driveway

General

Local Authority: Maldon District Council

Services: Mains electricity, water and drainage. LGP Gas.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: E

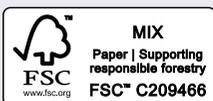
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Chelmsford

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