

Primrose Hill Farm,
Maldon,
Essex



Strutt
& Parker

Land and property. Since 1885.



7,919 sq ft (736 sq m)
6 bedrooms | 5 reception rooms | 5 bathrooms
Annexe | Swimming pool | Triple garage | Barn
About 5.7 acres

Guide price £2,750,000



Set in mature grounds, is this fine country home, with annexe and pool, offering an extensive range of outbuildings, in an ideal location for country life and commuting.

The property

Set behind a magnificent 500-metre tree-lined driveway flanked by mature oak trees, Primrose Hill Farm is an exceptional country residence extending to approximately 7,919 sq ft, occupying an idyllic setting within 5.7 acres of private grounds.

This impressive home offers beautifully proportioned accommodation arranged across six generous bedrooms, five elegant reception rooms, and five well-appointed bathrooms, creating a superb balance between grand entertaining space and comfortable family living. Character and scale combine effortlessly throughout, with the property offering a wonderful sense of privacy on arrival.

Further enhancing the estate is a substantial triple garage with potential office space/children's den above, a versatile barn outbuilding, and a self-contained annexe ideally suited to multigenerational living, guest accommodation, or staff quarters.

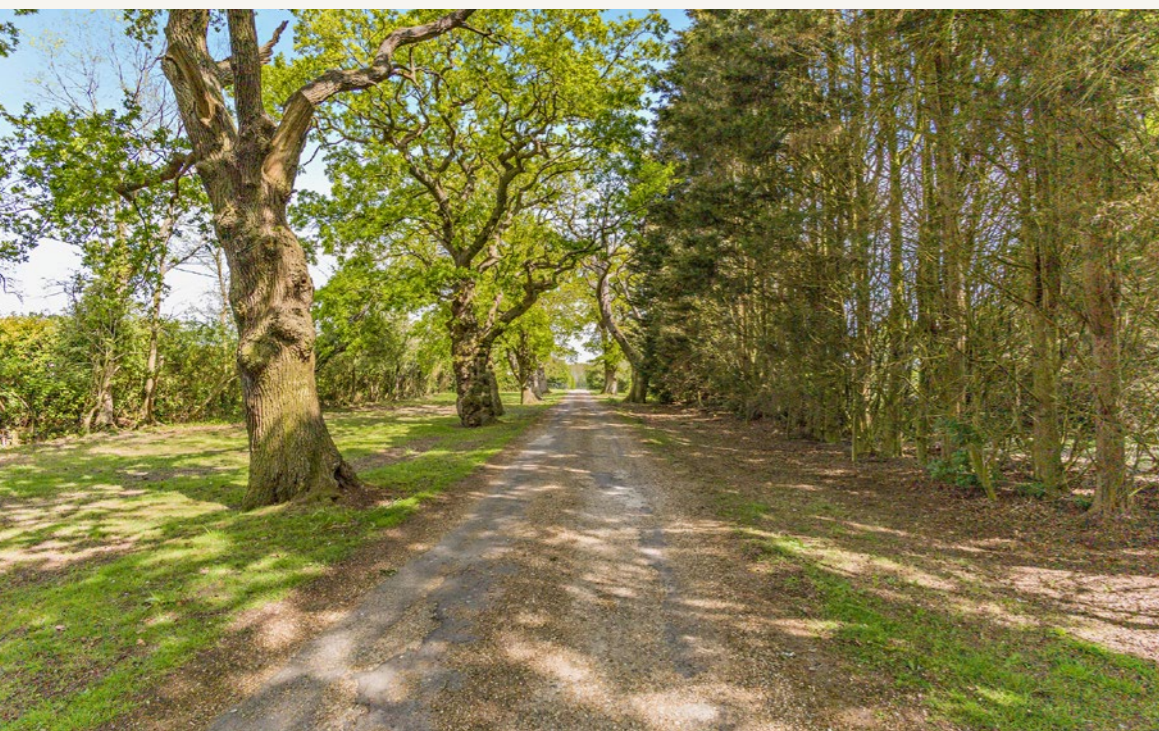
Externally, the grounds provide an exceptional lifestyle offering, with expansive lawns, mature planting, and a swimming pool perfectly positioned for enjoying the peaceful surroundings. The acreage offers ample opportunity for equestrian use, recreation, or simply enjoying the tranquillity of the countryside.

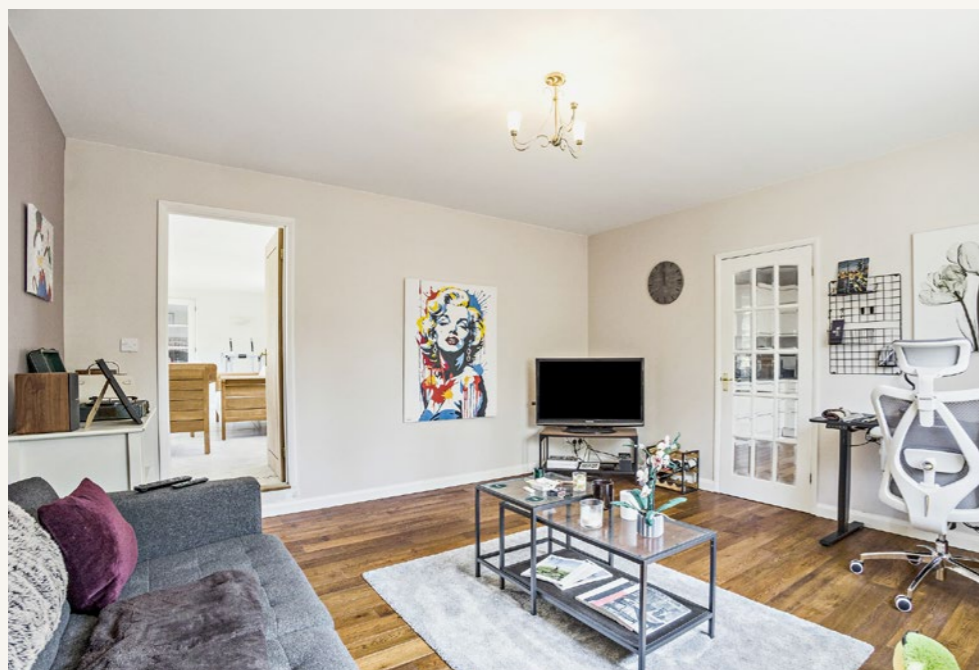
Primrose Hill Farm represents a rare opportunity to acquire a landmark family home of significant scale, combining country living, versatility, and outstanding privacy within a truly picturesque setting.

Location

Primrose Hill Farm occupies a private position within its grounds, between the villages of Great Totham and Little Totham, a few miles from Witham, Kelvedon and the River Blackwater. This secluded rural position offers remarkably easy access to excellent and frequent communications. The A12 is just 4 miles to the west, and Witham railway station, just 6 miles away, provides a regular service to London Liverpool Street with an approximate journey time of 45 minutes. Local everyday amenities are easily available at Witham and the popular town of Maldon. The City of Chelmsford is just 15 miles to the west. Renowned educational facilities are within striking distance, including the grammar schools at Colchester and Chelmsford; the Felsted Schools and New Hall, amongst other private and state schools. The River Blackwater is just 5 miles to the south at Heybridge Basin and the coast a little further at West Mersea, making this stretch of coastline an ideal setting for sailors and naturalists, offering numerous yacht clubs, excellent sailing, long walks and splendid bird watching. The area also boasts a number of sites of interest, along with other leisure pursuits, including numerous golf courses within easy reach.

Postcode region: CM9

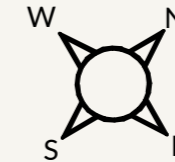








Primrose Hill Farm, Loamy Hill Road, Tolleshunt Major
 Main House internal area 5,602 sq ft (520 sq m)
 Garage internal area 1,283 sq ft (119 sq m)
 Outbuildings internal area 1,034 sq ft (96 sq m)
 Total internal area 7,919 sq ft (736 sq m)

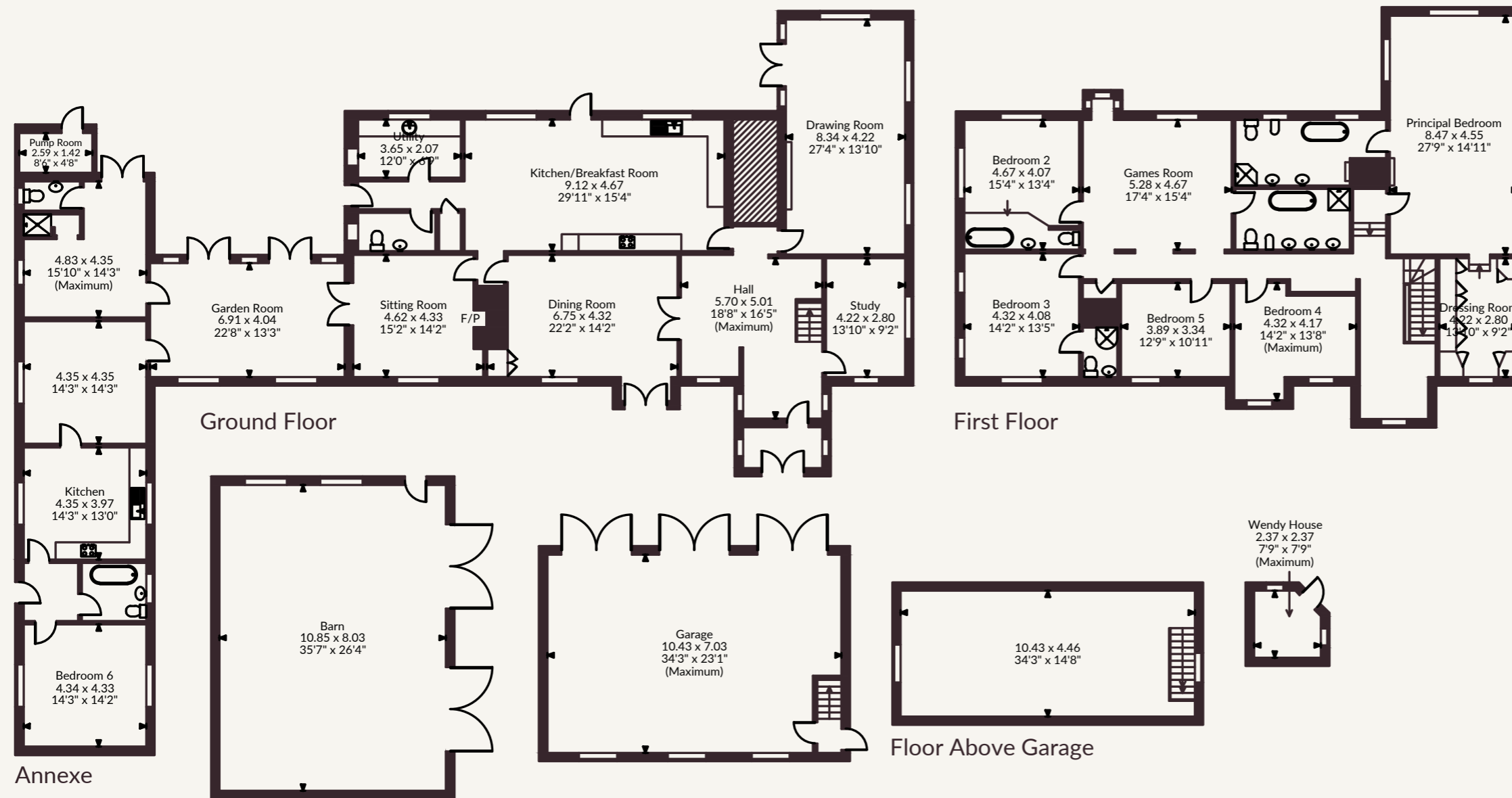


Strutt & Parker Chelmsford

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General

Local Authority: Maldon District Council
 Services: Oil fired central heating, Calor gas for hob and other areas, Shared mains water supply, Private drainage. We understand the drainage does not comply with the regulations.
 Council Tax: B and G
 EPC Rating: F
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



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