

6 Prince of Wales Road,  
Great Totham, Maldon, Essex



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# Four-bedroom family home with double garage, set in a sought-after position in Great Totham Village.

**The Property**  
Set back from the road with driveway parking to the front, 6 Prince of Wales Road is a detached family home with four bedrooms, located in the popular village of Great Totham with great local amenities including a school, pub, shop, post office and more.

The property has great potential to be reconfigured, renovated and potentially extended, subject to the necessary consents, though it currently offers a flexible layout with an open plan feel. To the ground floor is a large living/dining room, a kitchen/ breakfast room, a study and conservatory, a cloakroom, and an integral double garage, whilst to the first floor are four bedrooms and two bathrooms.

Outside, there is a spacious parking area at the front of the home, with access to the integrated double garage, which provides further parking or home storage, or could be converted to additional living accommodation, subject to the necessary consents. The front gardens have a small area of lawn and border hedgerows, shrubs and mature trees, while at the rear, the gardens include a patio area, a lawn, well-stocked beds and hedgerow borders.

For those seeking a larger garden, a further lawned area beyond this boundary can be found, sheltered by mature hedging and trees.



**Location**  
The property lies in the village of Great Totham, set amidst the gently rolling Essex countryside midway between Maldon and Witham, with easy access to the beautiful Blackwater Estuary. The village has two traditional pubs, The Bull and The Prince of Wales, a well-regarded primary school and a post office, while the Forrester Park Golf and Country Club, Benton Hall Golf Club and Gym, along with all the amenities the nearby village Wickham Bishops has to offer are all on the village doorstep. The historic maritime town of Maldon offers a good range of everyday amenities including independent shops, restaurants, supermarkets and the popular Promenade Park on the banks of the Blackwater. Schooling in the region include grammar schools in Colchester and Chelmsford and independent options including Holmwood House, New Hall and Felsted. The nearby A12 provides swift road connections towards Chelmsford, the M25 and London, while Witham station offers mainline rail services to London Liverpool Street.

Postcode region: CM9

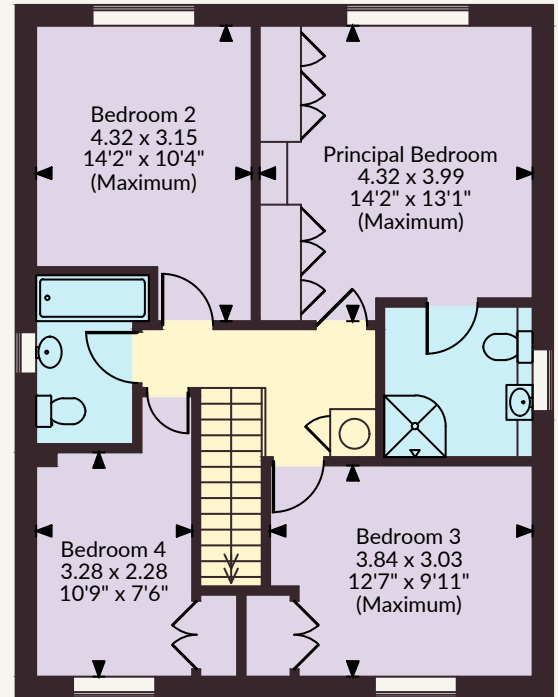
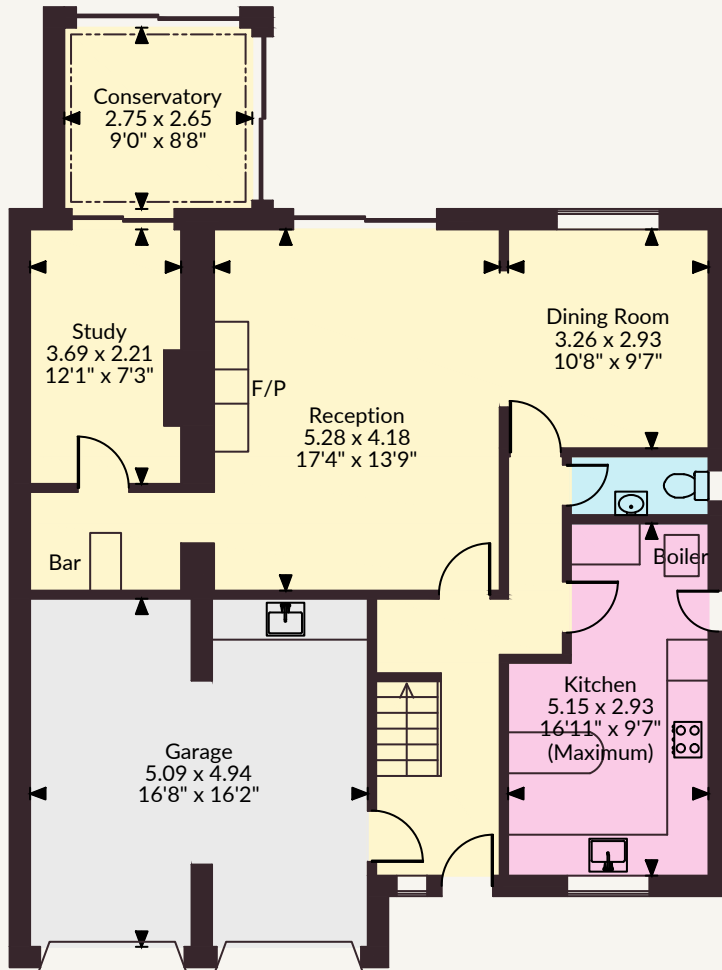
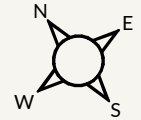
**General**  
Local Authority: Maldon District Council  
Services: Mains electricity, water and drainage. Oil-fired central heating.  
Council Tax: Band F  
EPC Rating: D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,869 sq ft (174 sq m)  
4 reception rooms | 4 bedrooms  
2 bathrooms | Double garage  
Extended garden | Village location  
Freehold

Guide price £625,000



Prince of Wales Road, Great Totham  
 Main House internal area 1,598 sq ft (149 sq m)  
 Garage internal area 271 sq ft (25 sq m)  
 Total internal area 1,869 sq ft (174 sq m)



First Floor

## Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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