



MILTON GRANGE

POST OFFICE ROAD, WOODHAM MORTIMER, ESSEX



A SUBSTANTIAL ARCHITECT DESIGNED DETACHED HOUSE OFFERING FLEXIBLE ACCOMMODATION WITH FURTHER POTENTIAL TO IMPROVE

POST OFFICE ROAD, WOODHAM MORTIMER, ESSEX

- ◆ Architect designed
 - ◆ Situated at the end of a private drive
 - ◆ Beautiful south-west facing garden
 - ◆ Large first floor sitting room with balcony and views over the garden
 - ◆ Two ground floor reception rooms
 - ◆ Spacious kitchen/breakfast room and separate utility room
 - ◆ Master bedroom with en suite
 - ◆ Another four bedrooms (two ground floor and two first floor)
 - ◆ First floor bathroom and separate WC
 - ◆ Ample parking and detached double garage
 - ◆ About 0.4 acres
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Danbury: 1.5 miles; Maldon: 2 miles; Sandon Park & Ride: 4.6 miles;
A12 (junction 18): 4.6 miles; Chelmsford: 8 miles (Liverpool Street from
34 minutes); M25 (junction 28): 20 miles; Central London: 45 miles.

Woodham Mortimer is a small village between Danbury and Maldon and is mentioned in the Domesday Book. The name is derived from the Old English meaning "Village in the Wood" and at the time of the Norman Conquest the parish was known as Little Woodham. The village has a local pub (The Hurdlemakers Arms), the parish church of St Margaret's (c.1080), a golf driving range, a village hall and a cricket club.

Danbury is a picturesque village providing a choice of shops, amenities and two preparatory schools (Heathcote and Elm Green). Maldon town on the river Blackwater (2 miles away and recently named by The Times as the best place to live in the countryside) also has a good range of shops and other amenities.

Maldon was created a Royal Borough in 1171 and is well known for its sea salt, its Thames Barges and a famous battle between the English and Viking invaders fought on nearby Osea Island in 991AD. The city of Chelmsford is further away but still only 8 miles due west of Woodham



Mortimer and offers an excellent choice of facilities including two outstanding grammar schools, a bustling shopping centre, a station on the main line into London Liverpool Street and access onto the A12.

Milton Grange sits at the heart of the village on a private turning off Post Office Road. The property is screened by mature planting, with access via a five-bar gate tucked away at the end of a shingle driveway, wide enough to provide parking at the front and side of the house and leading on to a detached brick-built double garage equipped with up and over doors, power and lighting.

The house, which was architect designed in 1964, has a red brick and tile hung façade with a tiled porch overhang framing the entrance. The arched front door opens on to the spacious reception hall, which is a double aspect room with a tiled floor and a large sweeping staircase leading up to the first floor. The hall leads off left and down past a ground floor cloakroom towards a dining room overlooking the rear garden, a garden room with study area and patio doors to the rear and a light, spacious kitchen/breakfast room with a double aspect to the front and side and extensive Shaker-style units. A substantial utility/boot room off the kitchen incorporates space for numerous additional appliances, is fitted with a range of units and houses the boiler. An inner lobby opens on to another two rooms, currently utilised as ground floor bedrooms but are easily adaptable for other uses.

On the first floor landing an arched doorway at the top of the stairs opens on to a bright, well-proportioned sitting room with a high ceiling, an open fireplace and floor-to-ceiling windows with double doors leading on to a balcony overlooking the rear southwest-facing garden and the views beyond. Other accommodation on this floor includes two double bedrooms, a family bathroom with a separate bath and shower, a separate WC and the master bedroom, which is equipped with a range of fitted wardrobes, a spacious en suite shower room and views over the garden.

The good-sized plot has gated access on both sides of the property leading to the secluded rear garden. A substantial part-canopied patio extends the width of the back of the house while the remainder of the garden is predominantly laid to lawn with mature planting and trees and a discreet compost area is tucked away at the rear of the garage.

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

Directions: From the A12 (junction 18, Sandon), head east towards Danbury on the A414. Continue through Danbury and after approximately a mile turn left at the roundabout towards Maldon on the A414 Maldon Road. Post Office Road is the second turning on the right and Milton Grange will be found at the end of a small turning about 175 yards on your right. Postcode: CM9 6SX.

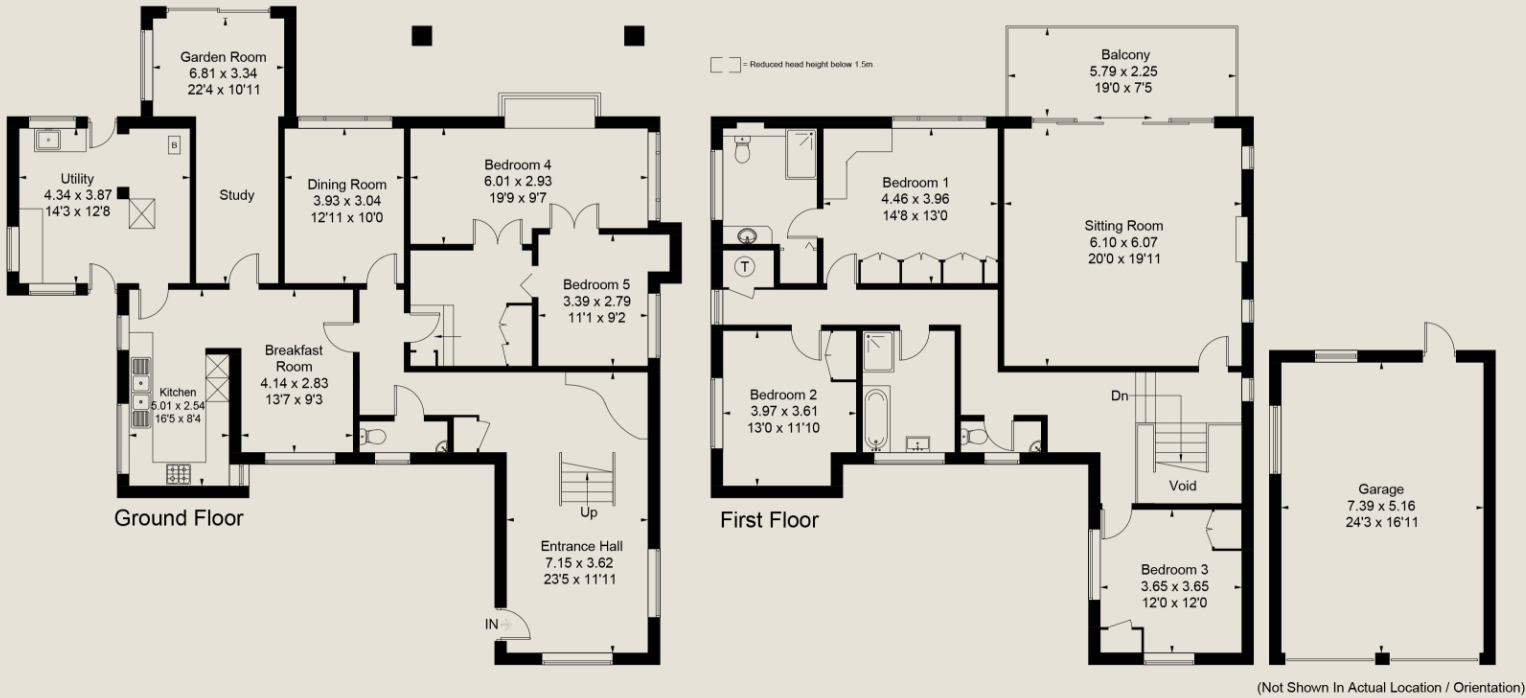
Viewing: Strictly by prior appointment with the sole agents Savills.



FLOOR PLANS



Approximate IPMS2 Floor Area = 274.3 sq m / 2952 sq ft (Excluding Void)
Garage = 38.1 sq m / 410 sq ft
Limited Use Area = 7.7 sq m / 83 sq ft
Total = 320.0 sq m / 3444 sq ft
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC