



Bryants Lane, Woodham Mortimer, CM9 6TB

Council Tax Band D (Chelmsford City Council)



Offers in the Region of £645,000 Freehold

Set along a peaceful country lane on the outskirts of Danbury and just a short hop to Maldon, this attractive three-bedroom semi-detached farmhouse occupies an impressive plot of approximately 0.47 of an acre. The property offers a rare combination of character, charm and generous outside space along with exceptionally versatile outbuildings. The extensive plot and detached outbuildings are a salient feature, making the home ideally suited to buyers looking for space to work from home, pursue hobbies or create flexible ancillary accommodation. The property enjoys an appealing semi-rural setting, approached across a substantial frontage with a generous driveway, providing excellent off-road parking.

ACCOMMODATION

Internally, the ground floor has a spacious hallway providing access to a separate utility room, useful pantry, shower room and WC, providing excellent everyday functionality. Useful facilities in conjunction with the outside accommodation

The dual aspect sitting room, creates a comfortable cosy space to relax, complimented with a wood burner for cosy winter nights, while the kitchen/dining room provides a practical and social space for both cooking and dining.

Upstairs are three bedrooms, with the principal bedroom enjoying the benefit of fitted wardrobes. The bedrooms are serviced by the family bathroom.

One of the property's most distinctive advantages is the substantial detached annexe-style outbuilding. Currently arranged as a spacious studio with air conditioning and separate office / treatment room with log burner, it provides an exceptional amount of additional space and lends itself to numerous uses, including working from home, running a business, a studio, games or leisure space, or potentially more comprehensive ancillary accommodation, subject to any necessary consents. A further detached workshop adds even greater flexibility. In addition there is also a timber store, coal bunker and metal shed.

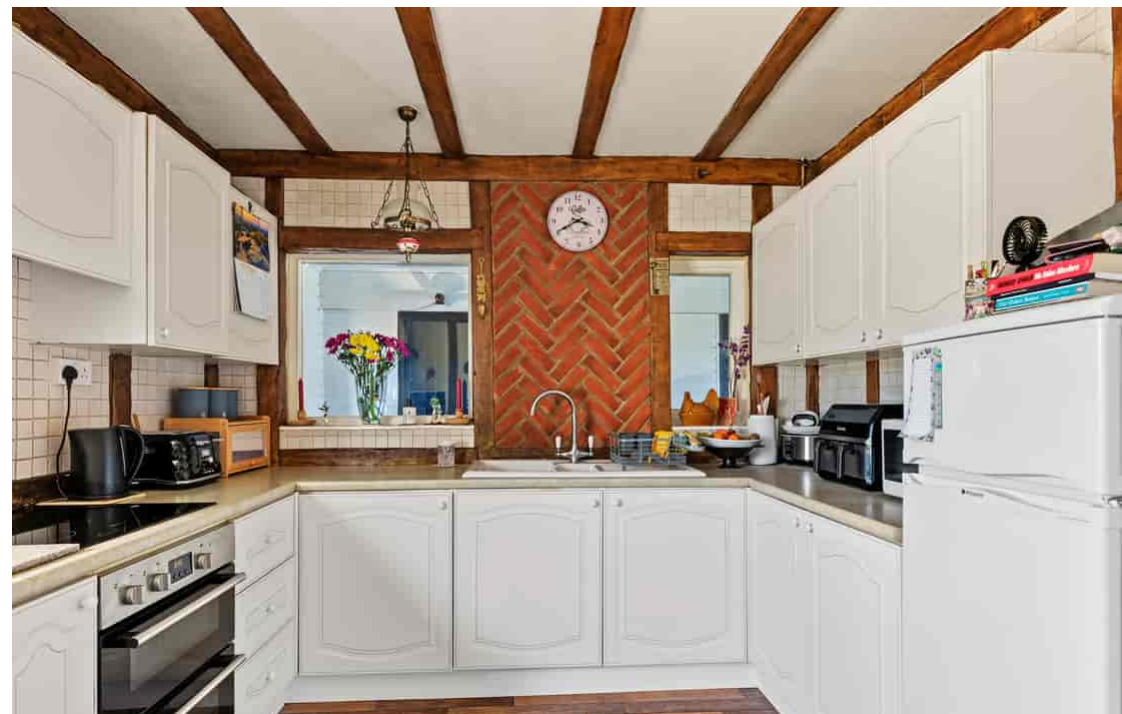
Outside, the house sits within approximately 0.47 of an acre, with the large frontage, extensive driveway and generous grounds reinforcing the property's rural appeal. For those seeking a country lifestyle while remaining within convenient reach of established towns and villages, this individual home offers an exciting and increasingly rare opportunity.

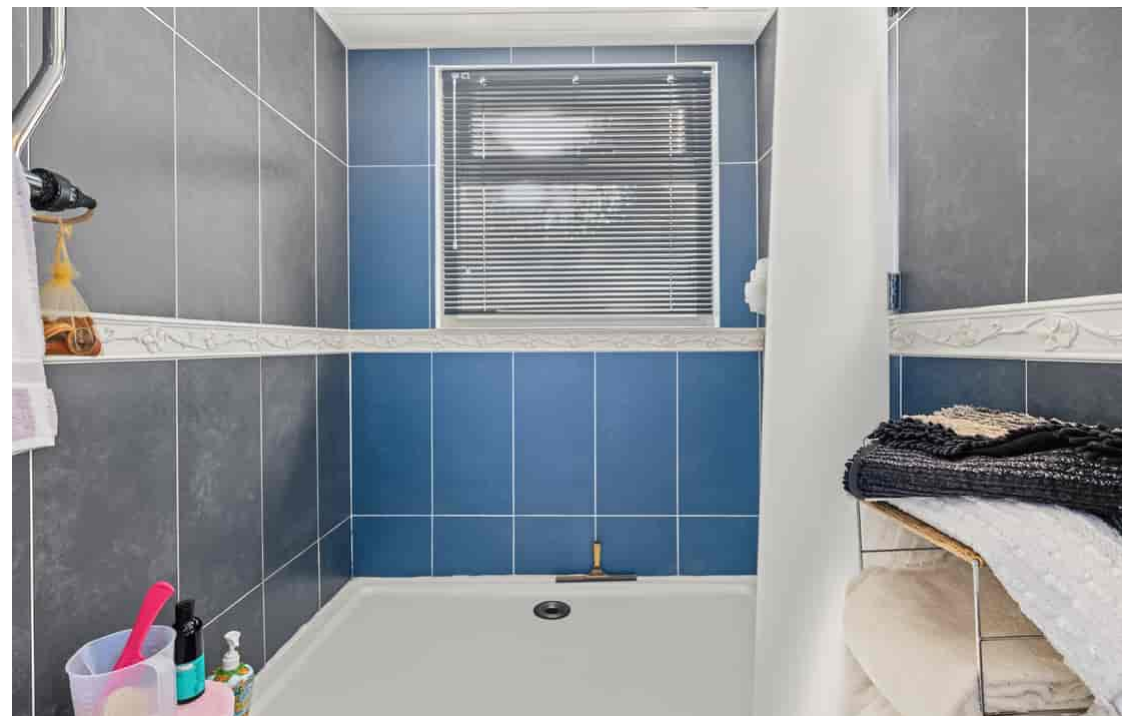
The property is connected to main waters, mains electricity, voltaic solar panels, and has a recently installed private sewerage system.

WOODHAM MORTIMER

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 Liale 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. Woodham Mortimer is only 7 miles due east of the city of Chelmsford and its 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. Closer to home, the picturesque village of Danbury also has a choice of shops, amenities and two preparatory schools (Heathcote and Elm Green) and the nearby town of Maldon has a good range of shops and other amenities and is famous for, among other things, its sea salt, its port on the River Blackwater for Thames Barges.

- Semi detached farmhouse situated on a plot circa 0.47 acre
- Large annex outbuilding and office/treatment room.
- Utility room, pantry, ground-floor shower room and WC
- Located on outskirts of Danbury and Maldon
- Set back off peaceful country lane
- Large frontage providing ample parking for various vehicles
- Kitchen/dining room plus separate sitting room
- Additional Workshop, wood store and shed
- Potential to extend STPP
- Voltaic solar panels with feed in tariff



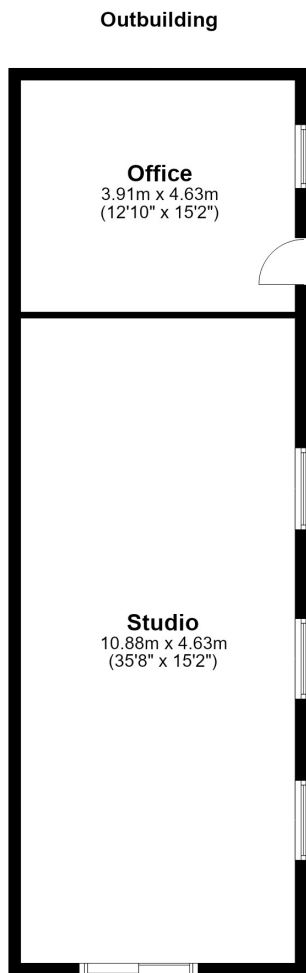




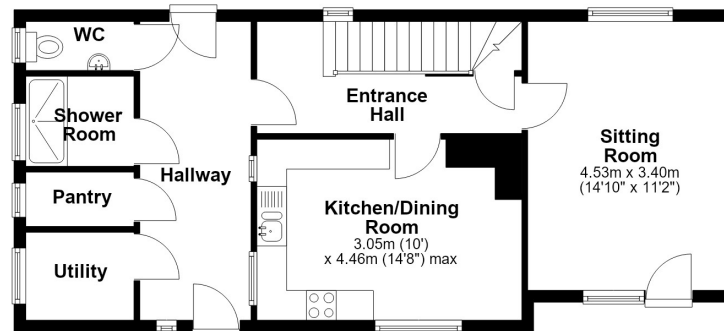




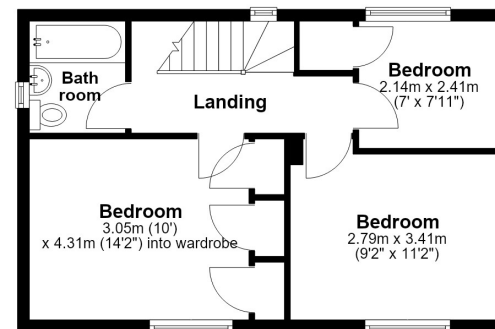




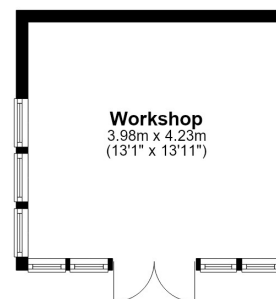
Ground Floor



First Floor

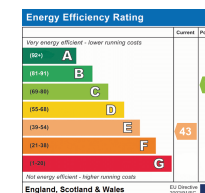


Outbuilding



Total area: approx. 183.3 sq. metres (1972.8 sq. feet)

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