

Paul Mason Associates



Blunts Hall Road, Witham, Essex, CM8 1LY

Offers in excess of £1,250,000

- Beautifully maintained secluded south facing plot of approx half an acre
- Deceptively spacious stunning detached bungalow, measuring approx 3619 sqft
- Sweep in and out driveway with security gates to both entrances
- Five bedrooms and five bathrooms/WC's
- Ample living space including impressive 26' x 19'4" dual aspect lounge with French doors to garden
- Splendid open plan kitchen/breakfast/sun lounge with modern high gloss kitchen and separate utility room
- Double garage and large single garage, both with electric doors and high roof levels
- Rarely available and highly sought after non estate location, yet within easy access of the High Street and train station
- Finished to an extremely high specification throughout,
- EPC - TBC

Situated in a highly sought after semi-rural setting on the outskirts of Witham town, with wonderful views to the front over open farmland, is this splendid detached bungalow measuring approx 3619 sqft.

The property offers deceptively spacious accommodation, having been thoughtfully extended and refurbished throughout to an extremely high specification by the present sellers.

Set on a wonderful secluded and landscaped south facing plot measuring approx half an acre, the property is approached via a sweep in and out driveway with two sets of feature iron gates, providing both privacy and security.

The accommodation is laid out in a way which offers versatility to suit a range of different buyers, including the potential to separate either into two or to incorporate a self contained annexe.

The living space leads from a wonderful 32'3" reception hall and includes an impressive triple aspect 26' x 19'4" lounge with feature fireplace, separate dining room and feature modern gloss kitchen with an open aspect into a breakfast area and sun lounge with windows and French doors to the garden. There is also a separate utility room.

There is a wonderful 23'1" x 16' master bedroom suite with large walk in dressing room and large four piece ensuite. There are then four further bedrooms, along with a further ensuite WC, family bathroom and additional cloakroom/WC.

To the outside the sweep in and out shingled driveway leads to both a double garage and large single garage, both with a useful high ceiling height and electric, sectional, up and over doors. There is a large workshop, offering ideal hobby space with its own cloakroom/WC. There is also a splendid Loggia leading from the lounge, offering ideal Al fresco dining from the large paved patio area with views over the gardens and access to a private sun trapped garden terrace.

The property is ideally situated within easy reach of the train station, town centre, A12 and many local amenities.

**VIEWING STRONGLY ADVISED**

## Distances

Witham Train Station - 1.1 miles

Witham High Street - 0.9 miles

Maltings Academy - 0.5 miles

A12 (Junction 21) - 1.5 miles

Chelmsford City Centre - 10 miles

Colchester City Centre - 15 miles

All distances are approximate

## RECEPTION/LIVING SPACE

### Reception Hall

9.84m x 2.90m (32'3" x 9'6" )

### Cloakroom

### Lounge

7.93m x 5.90m (26'0" x 19'4" )

### Dining Room

4.35m x 4.05m (14'3" x 13'3" )

### Kitchen

4.32m x 4.27m (14'2" x 14'0" )

### Sun Lounge

5.67m x 3.36m (18'7" x 11'0" )

### Utility Room

2.51m x 1.58m (8'2" x 5'2" )

### Inner Hallway

11.59m x 1.83m (38'0" x 6'0" )

## BEDROOMS

### Bedroom One

7.05m x 4.88m (23'1" x 16'0" )

### Dressing Room

3.50m x 2.64m (11'5" x 8'7" )

### Ensuite Four Piece Bathroom

4.27m x 2.29m (14'0" x 7'6" )

### Bedroom Two

4.92m x 4.11m (16'1" x 13'5" )

### Ensuite WC

### Bedroom Three

4.38m x 3.68m (14'4" x 12'0" )

### Bedroom Four

2.89m x 2.65m (9'5" x 8'8" )

### Bedroom Five

2.89m x 2.62m (9'5" x 8'7" )

### Family Bathroom

2.90m x 2.63m (9'6" x 8'7" )

## EXTERIOR - Approx Half An Acre South Facing Plot

### Double Garage

6.19m x 5.19m (20'3" x 17'0" )

### Large Single Garage

5.93m x 3.57m (19'5" x 11'8" )

### Workshop

4.60m x 2.97m (15'1" x 9'8" )

### Cloakroom

### Loggia - Offering an ideal for Al Fresco dining ar

### Boiler and Plant Room

With a platformed area with a door leading into the roof space, with access to the part boarded and shelved loft offering ideal

storage. Accessed by a purpose adapted ladder.

## Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating / Underfloor heating throughout - Each room controlled individually

Local Authority - Braintree

## Security

There is an extensive CCTV system installed, along with a modern alarm system for added peace of mind, which is included within the property sale. For added security there is also laminated glass throughout the bungalow.

## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

## Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

# Blunts Hall Road, Witham, CM8

Approximate Gross Internal Area = 336.3 sq m / 3619 sq ft



## For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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