



Woodham Mortimer Place

Maldon, Essex

Carter Jonas

Woodham Mortimer Place
Rectory Lane
Woodham Mortimer
Maldon
CM9 6SW

Substantial residential
Property situated in a
private setting.

Woodham Mortimer Place, a Grade II Listed building of historic and architectural significance, is an elegant family home with a striking Georgian façade featuring Gault Brick and Stucco, with the original structure dating back to the 17th Century or earlier.

In all extending to 16.66 acres.
For sale by private treaty as a whole.

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Location
Woodham Mortimer Place offers a private setting, approached via a sweeping driveway which is flanked by paddocks and mature trees.

The nearby village of Woodham Mortimer is steeped in history, dating back to the Roman era. It offers a charming, tranquil setting with two welcoming pubs, a historic church and a wealth of local heritage, making it a delightful place to explore and unwind.

Situated between Danbury and Maldon, the Property enjoys excellent transport connections, with Hatfield Peverel, just 6 miles away, offering regular and fast trains to London Liverpool Street Station in only 40 minutes. Junction 18 of the A12 is around 4 miles to the west, providing direct access to the M25 and the National Motorway Network. Stansted Airport is conveniently located within 25 miles.

Amenities
Surrounded by agricultural land, Woodham Mortimer Place enjoys a pleasing rural setting.

Nestled in the heart of Essex, the Maldon area offers a delightful blend of local amenities and leisure facilities, making it a highly desirable location. There is an extensive range of local pubs and retail options. Nature lovers enjoy the surrounding saltmarshes and coastal walks, perfect for birdwatching and outdoor activities. The Maldon Golf Club, set amidst picturesque countryside, provides an excellent 18-hole course for golfing enthusiasts. The choice of schooling is hugely impressive with a selection of private and state schools, including New Hall School, Felsted School and King Edward VI Grammar School for boys and Chelmsford County High School for girls.

House

The Property is accessed through electric wrought iron gates opening to the sweeping driveway and leading to the front of the main house, providing ample parking and further access through to the garaging and stable block.

The setting and condition are impressive assets but the general size, both internally and externally, set the Property above most with the main house measuring 9,541 sq ft, annexe 1,267 sq ft, pool house 1,411 sq ft, outbuildings exceeding 8,190 sq ft and the grounds boasting 16.66 acres. The Property offers a stunning Georgian façade with endless character throughout and a captivating history.

Ground Floor: The expansive ground floor boasts versatility and style in abundance including an entrance hall, six reception rooms, gym, studio, kitchen/dining room, cloakroom, inner hall, shower room and rear hall. Each room is generous in size and offers an impressive blend of character and a modern presentation.

First-Floor: The first-floor is particularly luxurious with a principal bedroom suite with two dressing rooms and two bathrooms, and a further double bedroom with a dressing room and bathroom.

Second Floor: The second floor offers four further double bedrooms and a bathroom.





Floor plan

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Main House Internal Area:
9,541 sq ft / 886 sq m

Garage Internal Area:
861 sq ft / 80 sq m

Annexe Internal Area:
1,267 sq ft / 118 sq m

Pool House Internal Area:
1,411 sq ft / 131 sq m

Barn 1 & Barn 2 Internal Area:
5,091 sq ft / 473 sq m

Stable Block Internal Area:
2,238 sq ft / 208 sq m



Annexe

The annexe is positioned behind the main house and is a perfect opportunity to be let either on a short-or longer-term basis. Comprising an open-plan sitting/dining room and kitchen, bathroom and a first-floor bedroom.

Outbuildings and Land

The tranquil grounds offer formal gardens and paddocks, floodlit tennis court and impressive equestrian facilities, extending to 16.66 acres in all.

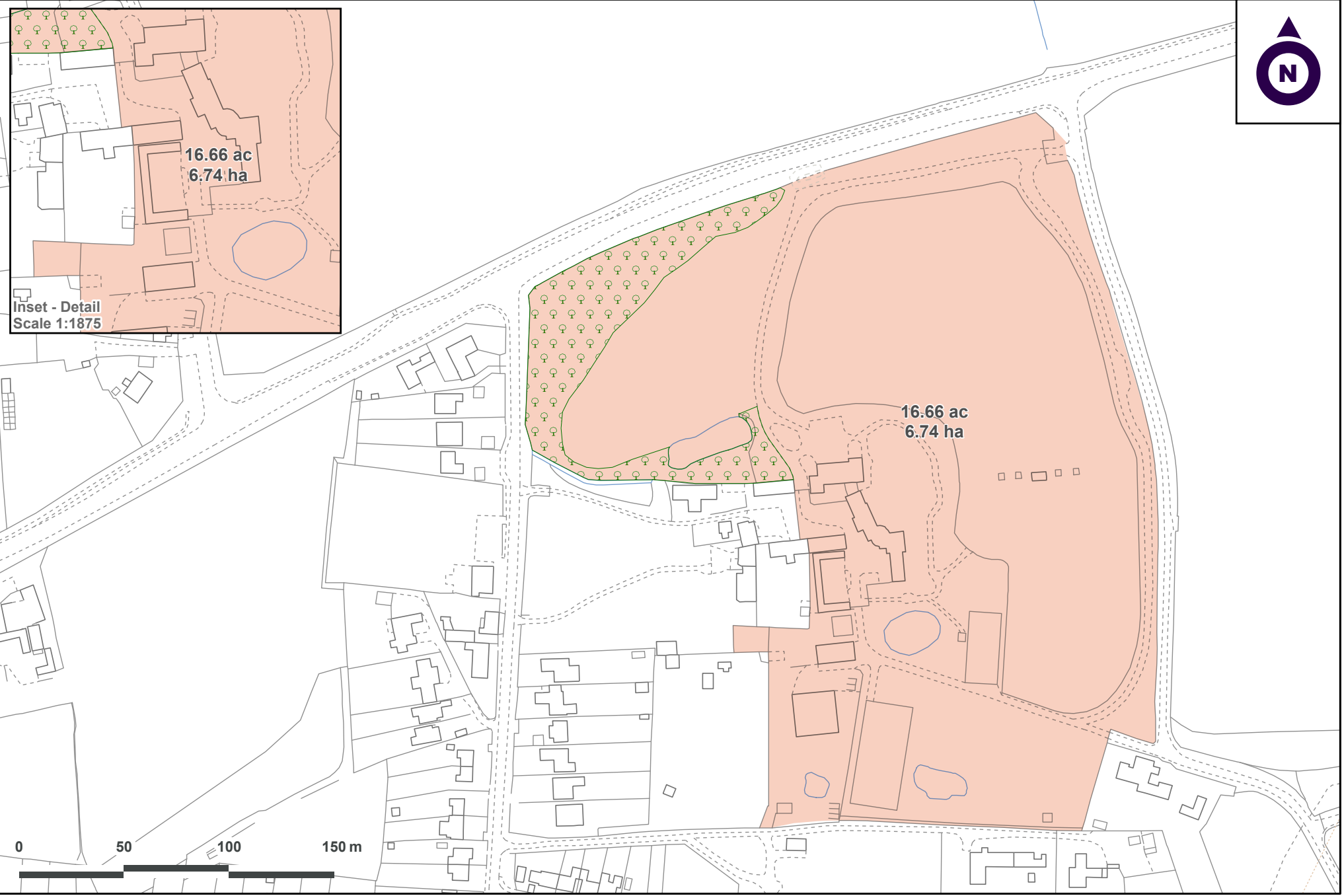
The gardens and grounds provide a peaceful, mature setting for the house, predominantly laid to lawn and adorned with a variety of mature deciduous and evergreen trees, including two impressive Cedars of Lebanon and an Oak. A gravel path meanders through the gardens, leading to additional private lawn areas, a tranquil pond and a vibrant rose garden. Beyond the garden lies the paddock land, featuring a Summer House and expansive, level ground ideal for horses. Additionally, there is a floodlit tennis court.

Pool House: The pool house offers 1,411 sq ft with a large pool, cloakroom, dressing room and sauna.

Equestrian: An outstanding stable block with hard standing and an all-weather manège, perfect for equestrian enthusiasts and providing year-round usability.

Garaging and two large barns provide further storage space at the Property.





Method of Sale

For sale by private treaty as a whole.

Tenure & Possession

Freehold with vacant possession available upon completion of the sale.

Listing Status

Woodham Mortimer Place is Grade II Listed.
Listing Entry Number: 1337384.

Access

In addition to the principal gated entrance to the main driveway, the Property benefits from two access points off the adopted highway Rectory Lane.

Services

Mains water and electricity are connected, oil-fired central heating and private drainage.

Wayleaves, Easements & Rights of Way

The Property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Sporting, Timber & Mineral Rights

The mineral, sporting and timber rights are included in the sale of the freehold in so far as that are owned.

Material Information

For mobile and broadband coverage see: <https://checker.ofcom.org.uk/>

EPC Ratings

E(46).

Local Authorities

Maldon District Council
www.maldon.gov.uk

Council Tax Band

H

Viewings

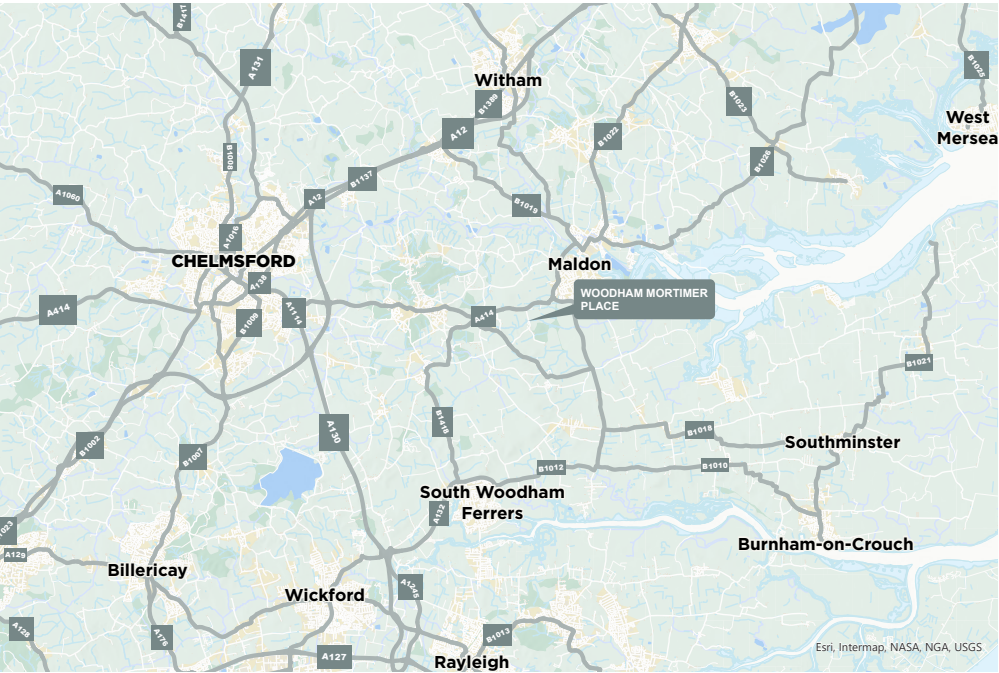
Viewings are strictly by prior appointment only with the selling agent.

Directions

Travelling west from Danbury, follow Maldon Road (A414) until you reach the Woodham Mortimer roundabout. Take the first exit, continuing along Maldon Road for 0.6 miles, before turning right onto Rectory Lane, where the entrance to the Property is located on the right-hand-side.



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