



The Old Forge Chelmsford Road, Woodham Mortimer , Essex CM9  
6TH  
£995,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

LOCATED ON A MOST PRIVATE PLOT OF TWO THIRDS OF AN ACRE is this exceptional character residence. Having undergone numerous improvements in recent years, this property is now presented to a very high order and still retains many period features one would expect. Accommodation totals just under 2,000 square feet and includes four bedrooms and two high specification fitted bathrooms. The master bedroom is an unusual and exciting split level design and includes a full range of fitted wardrobes. On the ground floor there is an entrance porch, three large reception rooms, kitchen and a cloakroom. Features include exposed timbers and red brick fireplaces and exposed walls.

Externally, the property is set back from the road and affords plenty of parking along with a southerly facing rear garden with an open aspect. In the garden is a most fantastic pegola building housing a top of the range Grillo outdoor kitchen. There is also a large building, originally the forge, which lends itself to a variety of uses including an annexe, home office or gym/games room. Planning permission has been granted for a large ground floor extension, please agents notes below. EPC exempt.

The Old Forge is a grade two listed home set back and screened from the road by mature hedging. As previously mentioned the property in recent years has undergone extensive improvements. The kitchen and bathrooms have been completely remodelled. The central heating boiler is approximately 3 years old along with a new pressurised water cylinder. All radiators have been replaced many with Victorian style.

Externally, the Forge building offers a variety of possible uses. Planning permission was granted in December 2019 for full conversion to a self-contained annexe which included an extension. This permission has recently lapsed, however, we see no reason why this wouldn't be re-newed by Maldon District Council. Any interested party would need to make their own enquiries. Planning ref no: LBC/MAL/19/01029

Planning permission has also been granted for a large single storey rear extension. This would provide a kitchen, dining and family area internally of about 42.5 square metres. The existing kitchen would become a utility room. Plans are available to be emailed, or for inspection at our Danbury office. Planning ref no: 23/00114/HOUSE

#### Accommodation & Sizes

##### FIRST FLOOR:

Master Bedroom: 16'8 x 12'5 > 10'6 including dressing area (5.08m x 3.78m > 3.20m)

En-Suite Shower Room: 11'2 x 7' (3.40m x 2.13m)

Bedroom Two: 13'9 x 8'8 (4.19m x 2.64m)

Bedroom Three: 12' x 9'10 (3.66m x 3.00m)

Bedroom Four: 11'2 x 9'1 (3.40m x 2.77m)

Family Bathroom: 8'10 x 7' (2.69m x 2.13m)

##### GROUND FLOOR:

Entrance Porch

Sitting Room: 25'5 x 14'8 > 12' (7.75m x 4.47m > 3.66m)

Family Room: 14'10 x 9'7 (4.52m x 2.92m)

Dining Room: 14'9 x 11'9 (4.50m x 3.58m)

Kitchen Breakfast Room: 14'9 x 11'5 (4.50m x 3.48m)

Cloakroom

##### EXTERNAL:

The Forge: 24' x 11'2 (7.32m x 3.40m)

Double Garage: 24'3 x 16'6 (7.39m x 5.03m)

Large timber store shed

#### Location Note

Woodham Mortimer is a popular village situated between the Historic town of Maldon and the villages of Danbury & Little Baddow. Easy access is offered to the A12 as well as the railway stations at Chelmsford & Hatfield Peverel. Direct rail link to London's Liverpool Street Station. Woodham Mortimer affords 'The Hurdlemakers' a village public house, cricket club and is within a short drive of three Golf clubs including the 'Warren Country Club & Estate'.

The property is situated just a short distance from Danbury village centre with its variety of shops & amenities. There are easy two Preparatory Schools (Heathcote in Danbury and Elm Green in Little Baddow) and two state schools including Danbury Park Primary School. The area is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park). Only five miles due east of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, bustling shopping centre, and a station on the main line into London Liverpool Street. The A12 & A130 are just a short drive away.

#### Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

