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DAVID MARTIN
GROUP

Colchester Road
Great Totham, CM9 8DG

Guide Price £550,000 - £575,000
EPC Rating 'C'

- Four/Five Bedroom Family Home
- Study & Ground Floor Bedroom
- Family Bathroom & Ensuite
- South Facing Rear Garden





Property Description

David Martin Estate Agents are delighted to present to the market this beautifully renovated four/five-bedroom family home, situated in the highly sought-after village of Great Totham. Finished to an exceptional standard throughout, the property offers spacious and versatile accommodation, perfectly suited to modern family living. The accommodation comprises a welcoming entrance hall, an open-plan kitchen/dining room with double doors opening onto the south-facing rear garden, a useful utility cupboard/pantry, a study, a ground floor double bedroom, a cloakroom, and a bright and spacious sitting room with windows and double doors overlooking the garden. To the first floor are four bedrooms, including an impressive principal bedroom with fitted wardrobes and an ensuite shower room, together with a family bathroom. Externally, the property benefits from a driveway providing off-road parking for multiple vehicles and an enclosed south-facing rear garden.





ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, loft access, spotlights, laminate flooring, vertical radiator.

LOUNGE

Double doors to rear garden, widow to side, radiator, laminate flooring.

KITCHEN/DINING ROOM

24' 00" x 9' 12" (7.32m x 3.05m) Comprehensively fitted with a range of matching wall and base units incorporating a Franke 1.5 bowl composite sink, electric hob with extractor hood over, double eye-level ovens, integrated dishwasher, and a dedicated recess for an American-style fridge/freezer. A peninsula provides additional storage and workspace, while a ceiling lantern floods the room with natural light. Further benefits include laminate flooring, a vertical radiator, recessed spotlights, space for a family dining table, double doors opening onto the rear garden, and a stylish barn-style sliding door leading to the utility/pantry.



UTILITY/PANTRY

Fitted with wall units, worksurface with space and plumbing below for washing machine.

STUDY

10' 03" x 5' 11" (3.12m x 1.8m) Window to side, radiator, laminate flooring.

BOILER ROOM

Floor standing oil fired Combi boiler, laminate flooring, shelving.

CLOAKROOM

Window to side, tiled floor, low level W.C, hand wash basin, radiator.



GROUND FLOOR BEDROOM/RECEPTION ROOM

12' 11" x 11' 06" (3.94m x 3.51m) Window to front, laminate flooring, radiator.





LANDING

Window to side, radiator, spotlights.

BEDROOM ONE

17' 02" x 14' 06" (5.23m x 4.42m) Windows to rear and side, radiator, fitted wardrobes, air conditioning unit, door to:

ENSUITE

Window to side, walk in shower with rainfall shower head, low level W.C, hand wash basin, heated towel rail, tiled floor, extractor fan.

BEDROOM TWO

14' 09" x 10' 06" (4.5m x 3.2m) Window to front, radiator.

BEDROOM THREE

12' 11" x 9' 07" (3.94m x 2.92m) Windows to front and rear, radiator.

BEDROOM FOUR

11' 02" x 5' 05" (3.4m x 1.65m) Window to side, radiator.

FAMILY BATHROOM

Window to side, P-shaped bath with rainfall shower head over and separate shower attachment, low level W.C, hand wash basin, heated towel rail, spotlights, extractor fan, tiled floor.





OUTSIDE

Shingle driveway providing off road parking for multiple vehicles, EV charger, side access to rear garden.

REAR GARDEN

Landscaped, enclosed south-facing rear garden enjoying a sunny aspect, mainly laid to lawn with well-stocked borders featuring an abundance of mature flowers and shrubs. The garden also benefits from two garden sheds, a patio area directly to the rear of the property, an outside tap, external power point, and a discreetly concealed oil tank.



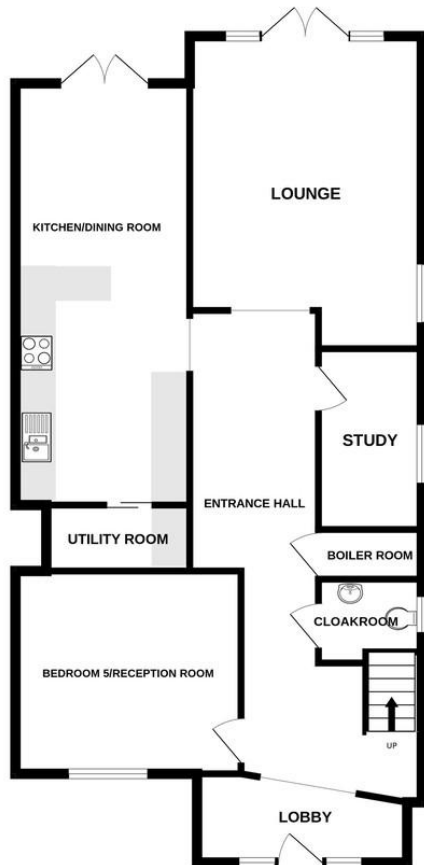
LOCATION

Great Totham is a sought-after Essex village offering an ideal blend of countryside charm and everyday convenience. The village benefits from a well-regarded primary school, local shops, traditional pubs, and a strong sense of community, while the nearby market town of Maldon and village of Tiptree provide an excellent range of shopping, dining, leisure, and everyday amenities.

The village is well positioned for commuters, with convenient access to the A12 and nearby mainline railway stations at Witham and Hatfield Peverel, offering direct services to London Liverpool Street. The cities of Chelmsford and Colchester are also within easy reach, providing an extensive choice of retail, restaurants, leisure facilities, and highly regarded schools.



GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 1794 sq.ft. (166.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
01621 815815

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements