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Witham Road, Wickham Bishops, CM8 3NQ

Offers in excess of £800,000

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Some More Information
The property is set back from the road and accessed over a private driveway which provides ample off street parking for several vehicles. The property is accessed via a central covered porch, flanked on either side by bedrooms two and three both of which have square bay windows to the front elevation creating a perfect symmetrical, traditional look to the front elevation. Upon entering the property through the Black composite entrance door with glazed side lights the hallway then gives access to all rooms. Commencing with bedrooms two and three both of which are considered double bedrooms and are located to the front, with bedroom two have a dual aspect window to the side in addition to the bay window. The family bathroom is fitted with a panel enclosed bath, with shower over close coupled W.C. and Wash hand Basin. The principle bedroom area completes the sleeping accommodation has also been designed with French Doors leading out on to the rear paved terrace and further benefits from an en-suite shower room which is fitted with a large walk in shower enlcosure dual head shower unit and large format white veined tiling in addition to the low level W.C. and wall mounted wash hand basin

The open plan living space has been designed as a single large room with bi-folding doors to side and to the rear the room along with roof lights in the rear vaulted ceiling which floods the spaces with natural light. The space is truely fantasitc and is Ideal for those wanting to enjoy watching the wildlife in the woods beyond without needing to leave the comfort of your home.

Externally
To the front of the property access if provided via a shared apron to the front where the semi-bound driveway surface leads alongside a high brick wall and down to the property.

To the rear of the property there is a spacious paved terrace area to the immediate rear of the property linking bedroom one to the open plan living space with the remainder of the garden area which will be laid to lawn and enclosed by low wood panel fences.

Location
Located in the village of Wickham Bishops, the property is located just 0.3 miles to the community village hall, which offers a range of classes, clubs and activities as well as having a children's play area within the grounds. The village of Wickham Bishops also offers Library, village shop and Post Office. In addition to a Pub, Tea Rooms, health food shop, estate agents, and hair salons. Located just 1.2miles from the property is Benton Hall, Golf, Health and Country Club, which offers not only an 18 hole championship golf course as well as the "Bishops" par 3, 9 hole course. The health club offers various classes along with indoor swimming pool, gymnasium and spa facilities.

The nearby town of Maldon is located 4.3 miles from the property with its historic quay, Maldon also offers several independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.3miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

Reception Hall
15'7" x 10'0" (4.75m x 3.05m)

Kitchen Area

Open Plan Sitting/Dining Room
31'0" total length x 18'10" (9.45m total length x 5.74m)

Utility Room
8'2" x 7'8" (2.49m x 2.34m)

Bedroom One
17'9" x 11'6" (5.41m x 3.51m)

En-Suite
8'2" x 7'2" (2.49m x 2.18m)

Bedroom Two
14'10" x 14'7" max (4.52m x 4.45m max)

Bedroom Three
14'8" x 13'9" max (4.47m x 4.19m max)

Bathroom
7'11" x 6'6" (2.41m x 1.98m)

Services
Council Tax Band - TBC

Local Authority - Maldon District Council

Tenure - Freehold

EPC – TBC

Mains Water

Electric

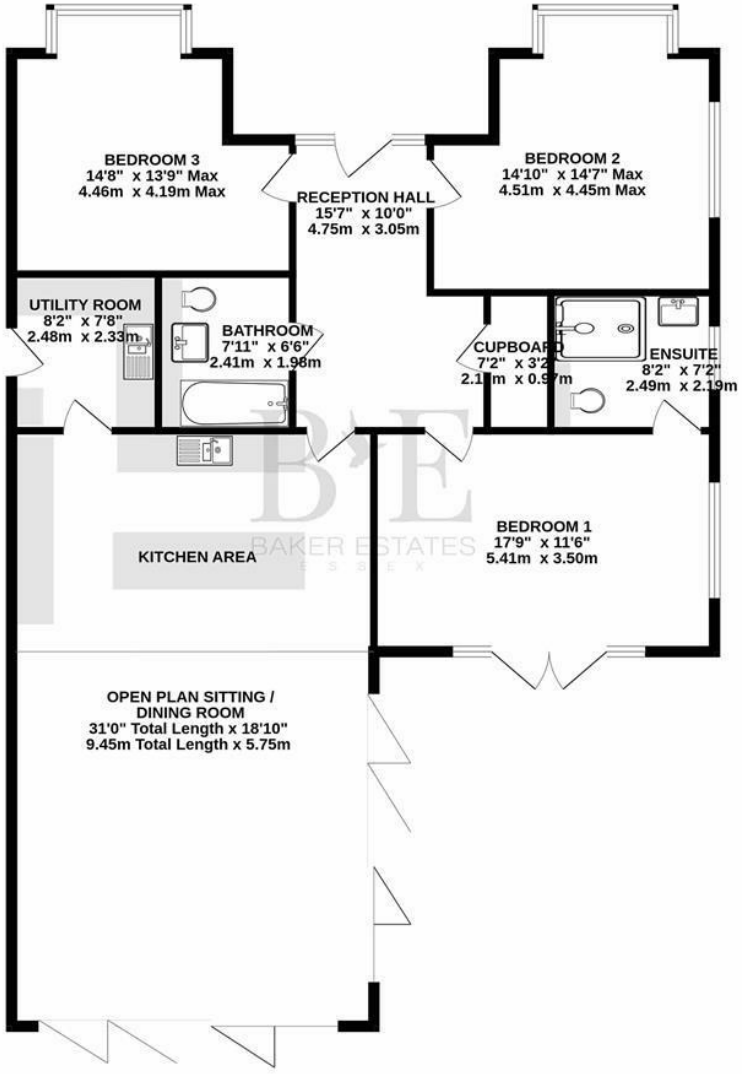
Private Drainage

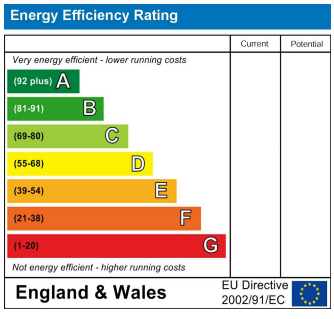
Some of the images contained within this brochure include fittings and furnishings which are unless otherwise stated excluded from the sale of the property. You should check with the selling agent as well as your solicitors prior to exchange of contracts to clarify if any on the items you're placing material reliance upon are included in this purchase.

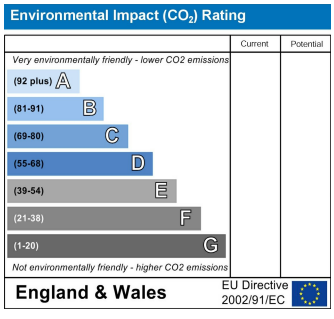




GROUND FLOOR
1477 sq.ft. (137.2 sq.m.) approx.









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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The Property Ombudsman