



Wellands, Wickham Bishops, CM8 3NF

Offers in excess of £550,000



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Some More Information

From the entrance door you enter the entrance hall where stairs rise to the first floor and doors give access to the sitting room and kitchen breakfast room, along with a decorative arch opening leading into the dining room which has a step down and windows to the front and side elevations. The sitting room has a window to the front elevation central fireplace and further window and single door leading out to the conservatory to the rear. The conservatory is of uPVC construction with French doors leading out to an area of raised decking and borrowed light window. The kitchen breakfast room is located to the rear of the property and comprises a range of eye and base level cupboard and drawers beneath the work surface with a 5 burner range cooker. Beyond the kitchen steps down in to a breakfast area where the borrowed light window to the conservatory is located along with a further door leading to the utility room and ground floor cloakroom which is fitted with a low level W.C. and corner wash hand basin. The utility room provides space for two appliances under counter and door leading out to the rear garden.

To the first floor there are three bedrooms along with the family shower room. Bedroom one has a picture window to the front elevation, fitted wardrobes and over bed storage along with built in dressing table and back to back integral wardrobe. Bedroom two also benefits from a window to the front elevation and back to back integrated wardrobe along with over stairs storage. Bedroom three has a window to the rear over looking the rear garden. Completing the first floor accommodation is the family shower room fitted with a walk in shower enclosure with remote activation shower, vanity wash hand basin and low level W.C.

Externally...

The pedestrian entrance gate leads to a central concrete path which is flanked to either side by area of lawn and bounded by hedge planting, with the path continuing to the entrance doors and around to both side of the property.

To the immediate rear of the conservatory area is an area of raised decking which has steps leading down to the lawn and further to the paved patio which leads back to the utility room door and opposite side of the property.

The rear garden is laid to lawn and planted with established shrubs and bushes. Double gates leads into the block paved parking area which gives way to the detached double garage with twin up and over doors. Completing the rear garden is an area to the side of the garage which has some raised vegetable planting beds and a greenhouse.

Location

Located in the village of Wickham Bishops, the property is located just 0.5 miles from 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, Mrs Salisbury's Tea Rooms, along with Health Food shop, Estate Agents, nail salon and two hair salons. Located just 1.3 miles 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 with its historic quay offers a number of independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.4 miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

Entrance Hall

15'7" x 4'11" (4.75m x 1.50m)

Sitting Room

18'11" x 10'9" (5.77m x 3.28m)

Dining Room

15'6" x 8'2" (4.72m x 2.49m)

Kitchen Breakfast Room

14'2" max x 15'3" max (4.32m max x 4.57m max)

Utility Room

8'2" x 4'6" (2.49m x 1.37m)

Cloakroom

4'7" x 2'7" (1.40m x 0.79m)

Conservatory

12'10" x 12'1" (3.91m x 3.68m)

First Floor Landing

Bedroom One

12'8" x 10'10" (3.86m x 3.30m)

Bedroom Two

11'0" x 9'11" (3.35m x 3.02m)

Bedroom Three

8'7" x 7'8" (2.62m x 2.34m)

Shower Room

13'0" max x 5'9" max (3.96m max x 1.75m max)

Services

Council Tax Band - E

Local Authority - Maldon District Council

Tenure - Freehold

EPC - D

Mains Electric

Solar Panels (owned).

Gas Fired Central Heating

Mains Water

Mains Sewerage

*Ultrafast broadband available in the area via Openreach with speeds up to 1000mbps

*Best Mobile coverage for the area is available from EE & O2. (Details obtained from Ofcom - July 2026).

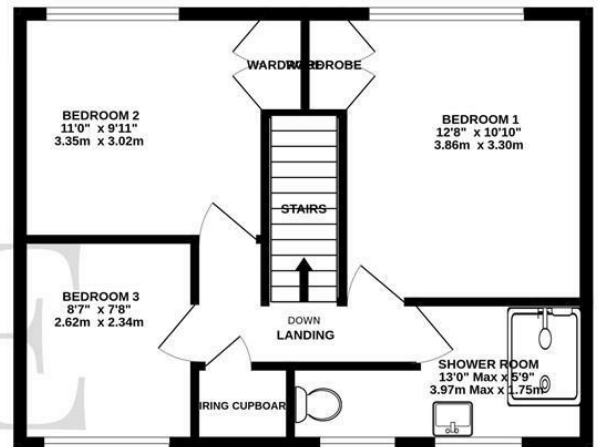
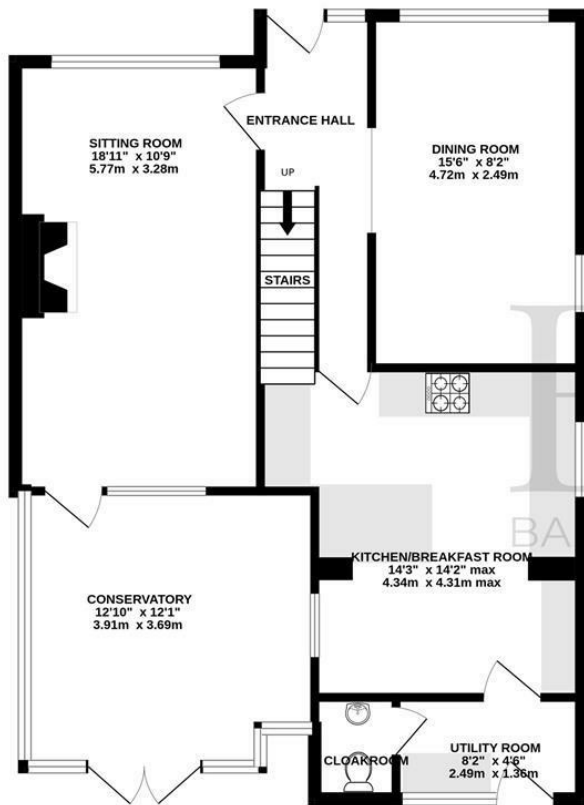
*Flood risk in the property location is considered a very low risk from surface water and rivers and sea, along with unlikely flooding from Groundwater and Reservoirs. (Details obtained from Gov.UK flood risk area July 2026).

Construction Type - We understand the property to be of a traditional brick and block construction. The property does not have step free access from the street to inside the property.



GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.