



32 Witham Road, Wickham Bishops, CM8 3NQ
Guide price £1,000,000



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Set back from the road the property benefits from an expansive tarmac driveway providing off street parking for several vehicles which leads to the integral garage and gated access to the rear.

The total plot extends to over 1/4 of an acre, semi-mature landscape planting with the balance mainly laid to lawn.

Some More Information

Set back from the road over an expansive tarmac driveway is this extended 1920's style detached home. Accessed via a semi-enclosed covered porch the timber entrance door is flanked to either side by half height window, giving access to the entrance hallway. The entrance hall as is traditional of the period, is large, with a circular window to the side elevation, the white painted spindle with wood handrail staircase rises to the first floor with low level storage cupboard beneath and access is gained to all three reception rooms.

Located to the front of the property is the sitting room with half circular bay window to the front elevation and central feature fireplace surrounded by a timber surround and inset gas fire, the sitting room is completed with wood flooring, dentil block cornice and feature picture rail. Located to the rear of the property is the snug, which also benefits from many of the same features as the sitting room including fireplace with wood surround, wood flooring, dentil block cornice and feature picture rail, in addition the room also has a projecting rectangular bay to the rear which is fully glazed and has a central pair of French doors leading out to the rear garden.

Located to the centre at the rear, the formal dining room is accessed via an opening from the entrance hall and having been extended to the rear, benefits from a large window overlooking the rear garden and is connected to the kitchen breakfast room via an open arch. The kitchen breakfast room is fitted with a range of eye and base level cupboards and drawers located beneath rolled edge worksurfaces with a range cooker, beneath a curved stainless steel extractor hood. To the side of the kitchen is a window overlooking the driveway and in addition there is space for an American style Fridge Freezer. Accessed from the kitchen a further door gives access to the ground floor cloakroom, comprising low level W.C. and wall mounted wash hand basin, completing the ground floor space a door gives access to the integral garage with up and over door to the front and glazed window to the side, a further area of work surface can be found here with plumbing and water for the washing machine and wall mounted central heating boiler.

To the first floor there are five bedrooms, all of which are accessed from the central landing which also gives access to the family bathroom and airing cupboard. The principal bedroom, bedroom one, benefits from the half circular bay window to the front elevation along with triple fitted wardrobes located to either side of the central chimney breast.

The guest bedroom, bedroom two, is located to the rear of the property and benefits from a fully tiled en-suite shower room, comprising low rise shower tray with glazed shower screen and partially open shower return, wall mounted vanity sink unit and concealed cistern W.C. a wide mirror inset into the tiling, completes the room.

Bedroom three is also a double room, shown with twin beds and has a window to the front elevation, whilst bedroom four is also a double sized room, with fitted wardrobe and window overlooking the rear garden. Bedroom five is located to the front of the property and is single size bedroom with fitted wardrobe. Completing the first floor accommodation is the four piece family bathroom, which comprises, glazed shower enclosure with wall mounted shower, dual ended bath with tiled bath surround and central filler taps, low level W.C. along with a wall mounted vanity sink unit and matching storage cupboard completing the family bathroom is the sunken mirror located over the bath.

Externally

Standing in total grounds of 0.27 acres, as previously mentioned the property is set back behind high hedges and benefits from an expansive tarmac driveway with off street parking for several vehicles, which is flanked by mature trees and shrub planting along with areas of lawn. To the side of the property secure gated access leads to the rear garden, with paved patio to the immediate rear of the house. The balance of the garden is mainly laid to lawn with a mix of semi-mature tree and shrub planting. A partially elevated timber octagonal summer house is constructed beneath a tiled roof, with steps leading up to the centre located at the side of the garden. At the foot of the garden is a glazed greenhouse whilst to the side of the property there is a timber constructed storage shed.

Location

Centrally located in the village of Wickham Bishops, the property is located just 100m 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, Olivo's at The Chequers, along with Health Food shop, Estate Agents, nail salon and two hair dressers. Located just 1.4 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 2.6 miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

Entrance Porch

Hallway

Sitting Room

16'0" x 13'0" (4.88 x 3.97)

Cloakroom

6'0" x 3'1" (1.85 x 0.95)

Kitchen/Breakfast Room

16'4" x 11'6" (4.98 x 3.51)

Dining Room

17'7" x 9'0" (5.38 x 2.75)

Snug

13'9" x 11'5" (4.20 x 3.50)

Bedroom 1

16'0" x 13'0" (4.88 x 3.97)

Bedroom 2

11'6" x 11'5" (3.51 x 3.50)

Guest En-suite

Bedroom 3

17'10" x 11'6" (5.44 x 3.52)

Bedroom 4

11'5" x 11'5" (3.50 x 3.50)

Bedroom 5

10'7" x 7'5" (3.24 x 2.28)

Bathroom

9'0" x 8'1" (2.75 x 2.48)

Services

Council Tax Band - G

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - C

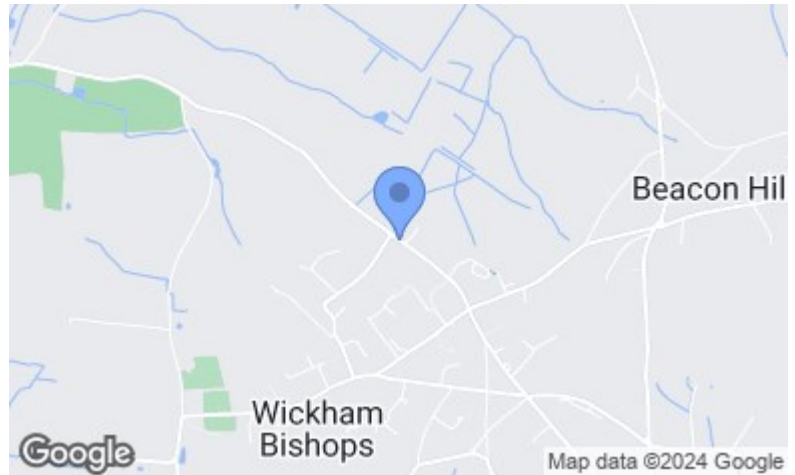


GROUND FLOOR



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			
England & Wales		EU Directive 2002/91/EC	69 77

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	



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