



**19 Roots Lane, Wickham Bishops, CM8 3LS**

**Guide price £1,000,000**





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### Some More Information

From the entrance door you lead into the entrance hall where doors give access to the study, sitting room, gym / playroom ground floor shower room and open plan kitchen dining family space. The study has a window to the front elevation, whilst traversing along the entrance hall the ground floor shower room comprises a large shower cubicle, low level W.C. and wash hand basin along with a large storage cupboard. Beyond is a further reception room which is currently utilised as a gym but could offer a multitude of other options including a playroom or second study for those requiring multiple work from home spaces. A pair of double open half glazed doors lead into the rear extension which is the real heart of this home with a large open plan area containing the hand painted kitchen with quartz stone work surfaces, integrated Siemens appliances and space for an American Style Fridge Freezer, this area is currently divided into zones for dining and a comfortable sitting area, wide sliding doors lead out to the rear terrace with level threshold access allowing the enjoyment of the outside and inside space as one. Accessed from this space is the utility room fitted with eye and base level cupboards quartz work surface and integrated butler sink, along with space for an appliance beneath. Two storage cupboards, one of which contains the gas central heating boiler and door to the side complete this room. A further pair of half glazed doors lead into the sitting room with dual aspect windows, wood burner inset into the fireplace with stone surround and a further door leads back to the entrance hall.

To the first floor there are four double bedrooms, bedroom one benefits from fitted eves wardrobe storage cupboards and wide picture window over looking the rear garden. Bedrooms two & three are both located to the rear and have wardrobe storage cupboards, whilst bedroom four is located to the front of the property. Completing the first floor accommodation is the four piece family bathroom which comprises dual ended bath, a separate corner shower enclosure, W.C. and wash hand basin inset into the vanity unit the room is tiled to half height and full height in the shower area.

### Externally

To the front of the property there is an expansive driveway providing off street parking for a number of vehicles. Gated access leads to the side and rear where the property has a paved terrace to the immediate rear of the property with level threshold leading into the rear of the open plan living space. An offset pathway leads down the

garden where there is space for a hot tub and decking area as you proceed along the path to the right hand side, beyond a raised bed is located. At the foot of the garden there is a purpose built summer house building with bi-folding door looking down the garden, heating / air conditioning and wired internet connection to enable a further home work space or games room. The summer house has vertical cedar cladding externally and has internal dimensions of 21'7" x 13'5".

### Location

Centrally located in the village of Wickham Bishops, the property is located just 0.3m 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, Olio's at The Chequers, along with Health Food shop, Estate Agents, nail salon and two hair salons. Located just 1.5miles 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 4miles from the property with its historic quay, Maldon also offers a number of independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.5miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

### Entrance Hall

### Sitting Room

17'11" x 12'10" (5.46m x 3.91m)

### Open Plan Kitchen/Dining/Sitting Room

37'1" x 25'8" (11.30m x 7.82m)

### Utility Room

9'9" x 7'6" (2.97m x 2.29m)

### Gym/Play Room

8'9" x 8'2" (2.67m x 2.49m)

### Shower Room

8'9" x 8'2" (2.67m x 2.49m)

### Study

10'10" x 8'9" (3.30m x 2.67m)

### Bedroom One

20'0" max x 15'8" max (6.10m max x 4.78m max)

### Bedroom Two

12'2" x 9'0" (3.71m x 2.74m)

### Bedroom Three

10'4" x 10'4" (3.15m x 3.15m)

### Bedroom Four

10'0" x 9'7" (3.05m x 2.92m)

### Bathroom

7'10" x 7'7" (2.39m x 2.31m)

### Services

Council Tax Band - F

Local Authority - Maldon District Council

Tenure - Freehold

EPC - C

Mains Electric

Gas Fired Central Heating

Mains Water

### Mains Drainage

Construction Type - We understand the property to be predominantly of brick construction uPVC windows, composite & aluminium doors.

The property was not constructed at time where the lifetime homes code was required as such some areas may be limited access and access does include shallow rising steps.

Broadband Availability - We understand that superfast is available via Openreach connections.

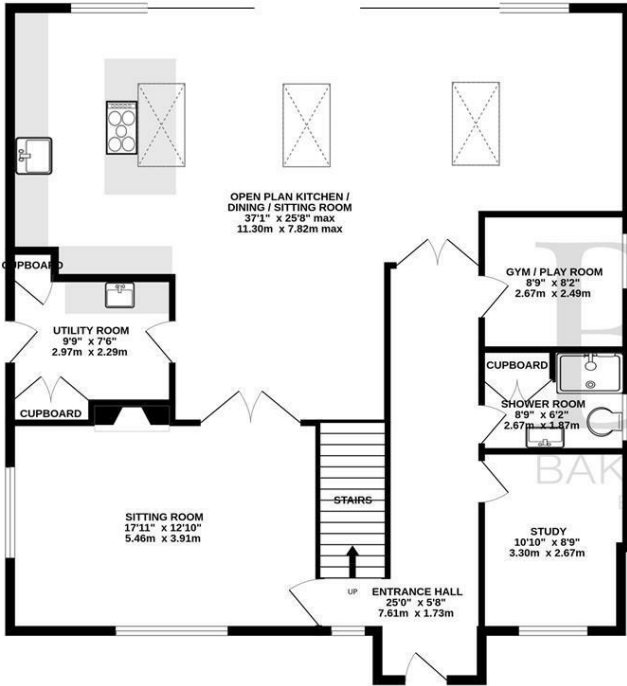
Mobile Coverage - The best available mobile network in the area is provided by O2, Three and EE.

Flood risk in the property location is considered a Very Low Risk from rivers, sea and surface water, along with unlikely flooding from Groundwater and Reservoirs. (Gov.uk Flood Map April 2024).

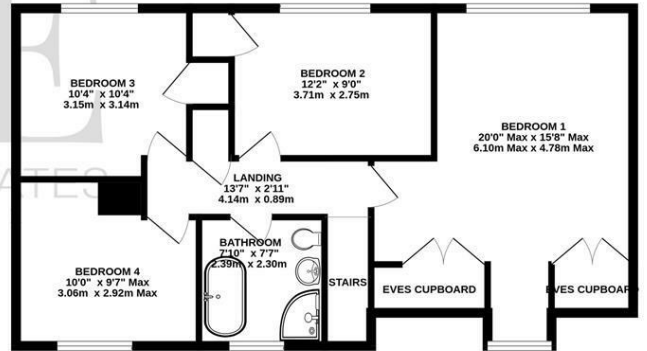




**GROUND FLOOR**  
1403 sq.ft. (130.3 sq.m.) approx.



**1ST FLOOR**  
726 sq.ft. (67.4 sq.m.) approx.



**TOTAL FLOOR AREA : 2129 sq.ft. (197.8 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	82

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



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