



**8 Witham Road, Wickham Bishops, CM8 3NQ**

**Guide price £900,000**



# 8 Witham Road, Wickham Bishops, CM8 3NQ

## Guide price £900,000



### Some More Information

This detached bungalow which is currently under construction, will be set back from the road providing off street parking for a number of vehicles and in turn leading to the detached single garage. From the entrance door you lead into the entrance hall where doors give access to all rooms, the front to back sitting room will benefit from a bay window to the front elevation, French doors lead to the rear garden and central to the room will be the fireplace with inset log burner for those cool autumnal evenings. The kitchen breakfast room is located to the rear of the property and will be completed with a fully fitted kitchen including Neff appliances and quartz worksurfaces with choices available subject to build stage. Bedroom one will be located at the front of the property with bay window to front and further window to the side as well as benefitting from an en-suite shower room, whilst bedroom two will also benefit from a further en-suite shower room. Bedroom three located to the centre of the bungalow will have usage of the separate family bathroom, comprising, bath with shower over, low level W.C. and wash hand basin.

### Externally

Set back from the road with an expansive driveway there will be an area of landscaped garden to the front of the property and gated access leading to the rear garden which will have a paved patio to the immediate rear of the property with the balance of the garden being turfed and enclosed by timber panel fences.

### Location

Located in the village of Wickham Bishops, the property is located just 400m 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 hairdressers. 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 with its historic quay offers several independent and high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.6miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

### Sitting Room

23'9" x 15'1" (7.24m x 4.60m)

### Kitchen/Breakfast Room

18'7" x 15'2" (5.66m x 4.62m)

### Bedroom One

14'4" x 13'0" (4.37m x 3.96m)

### En-suite

8'2" x 3'10" (2.49m x 1.17m)

### Bedroom Two

14'4" x 9'10" (4.37m x 3.00m)

### En-suite

6'11" x 4'7" (2.11m x 1.40m)

### Bedroom Three

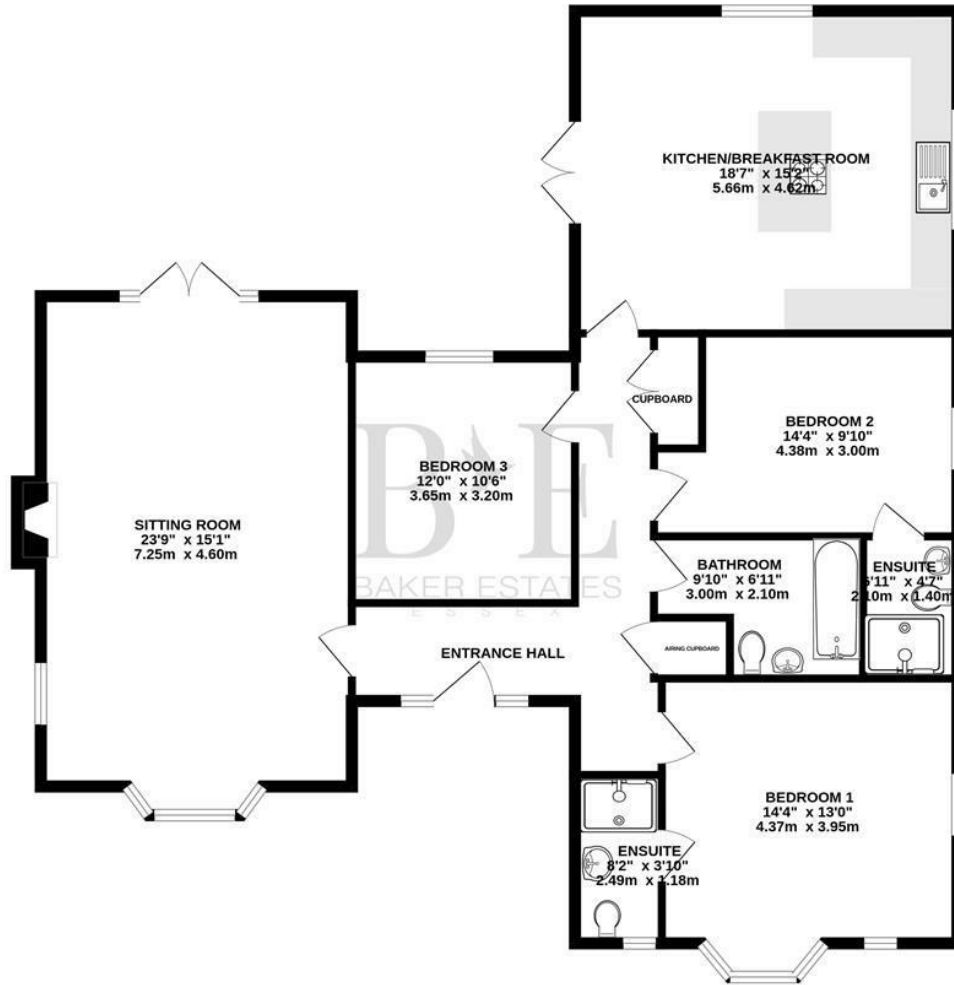
12'0" x 10'6" (3.66m x 3.20m)

### Important Information on Images

Some of the images contained within this brochure are taken from previous developments constructed by our clients these are provided for information purposes only and 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 are placing material reliance upon are included in this purchase.

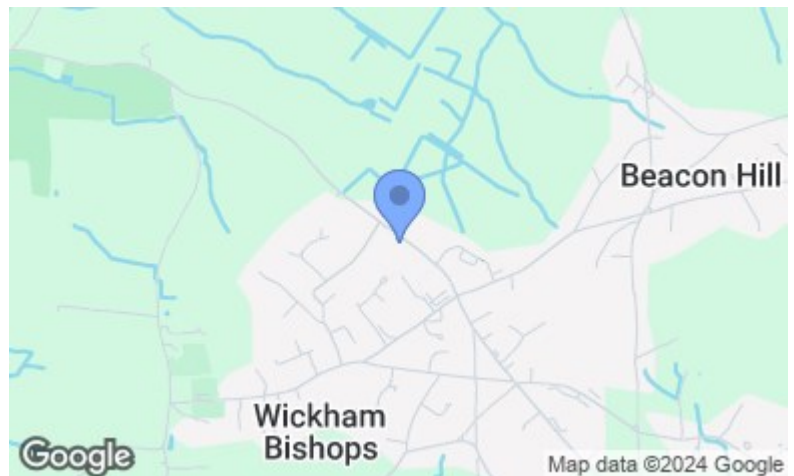


GROUND FLOOR  
1393 sq.ft. (129.4 sq.m.) approx.



TOTAL FLOOR AREA: 1393 sq.ft. (129.4 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.  
Made with Metropix ©2023



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		

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		

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.