



**Malone Cottage Maypole Road, Wickham Bishops, CM8 3NW**  
**Guide price £750,000**

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### Some More Information

This property has been transformed into a stunning home with striking kerb appeal from the outside and when you step inside through the Oak Entrance Porch set upon a tumbled brick plinth you can truly appreciate how impressive this house is.

The entrance door with chrome furniture leads into the wide entrance hall and provides an open view through the dining area to the rear garden. The family living accommodation is located to the rear of the property with a large open plan kitchen dining room, complete with fitted high level oven, microwave and warming drawer, induction hob, dishwasher and washing machine. The matt finished, white handleless cupboards provides plenty of storage, wooden worksurfaces and undermount ceramic sink, whilst a breakfast bar provides an excellent preparation space as well as a great area for friends and family to gather. Throughout the living space oak is the oak effect laminate flooring which enables each area of the living space to seamlessly blend. Central to the rear living space is a pair of twin sliding doors which allows light to flood through and allows access to the low maintenance rear garden with its large patio area providing ample entertaining/seating areas and artificial lawn, whilst to the opposite end the sitting room is partially divided to allow for a separate living area.

Bedroom one benefits from a bay window to the front elevation along with en-suite shower room comprising shower cubicle, feature marble effect wall, low level W.C. and vanity wash hand basin. Bedroom two also has the bay window and is located immediately adjacent to the bathroom, which has also been fitted with aqua board shower panelling over the bath, low level W.C. and vanity wash hand basin.

Bedroom three is located adjacent to the sitting room and could be utilised as a bedroom or with its exceptional size a second sitting room, study or family room.

Everything within this refurbishment has been considered to enable lower maintenance single level living. The property has been fitted with underfloor heating throughout with individual zone controls, uPVC windows and sliding doors, composite front door, thicker insulated cavity walls and low maintenance uPVC soffit and fascias as well as through colour rendering.

### Externally

To the front of the property there is off street parking for a number of vehicles where gated access is provided to the side of the property and around to the low maintenance rear garden which is enclosed by concrete post and timber fence panels, attractive paved terrace, with central area of artificial grass enabling use of the garden space whatever the weather.

### Location

Centrally 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 hair salons. Located just 1.5 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 is located 4 miles 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 2.5 miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

### Hallway

#### Kitchen/Breakfast Area

12'8" x 9'8" (3.86m x 2.95m)

#### Dining Area

19'1" x 9'8" (5.82m x 2.95m)

#### Sitting Room

17'3" x 12'8" (5.26m x 3.86m)

#### Bedroom One

12'4" x 10'3" (3.76m x 3.12m)

### En-Suite

8'9" x 9'4" (2.67m x 2.84m)

### Bedroom Two

11'9" x 10'2" (3.58m x 3.10m)

### Bedroom Three

12'8" x 10'2" (3.86m x 3.10m)

### Bathroom

7'7" x 7'6" (2.31m x 2.29m)

### Services

Council Tax Band - TBC

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - C

Broadband Availability - Ultrafast fibre broadband available in the locality via Gigaclear with speeds of 1000mbs. (details obtained from Ofcom Mobile and Broadband Checker) - September 2024.

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 & EE (details obtained from Ofcom Mobile and Broadband Checker) - September 2024.

Mains Electric

Mains Gas

Mains Water

Mains Sewerage

Construction Type - We understand the property to be of Traditional Construction of Brick and Block with internal stud partitioning. The property does not have step free access from the street to inside the property.

Flood Risk - Data Taken from Gov.UK Flood Map - September 2024.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

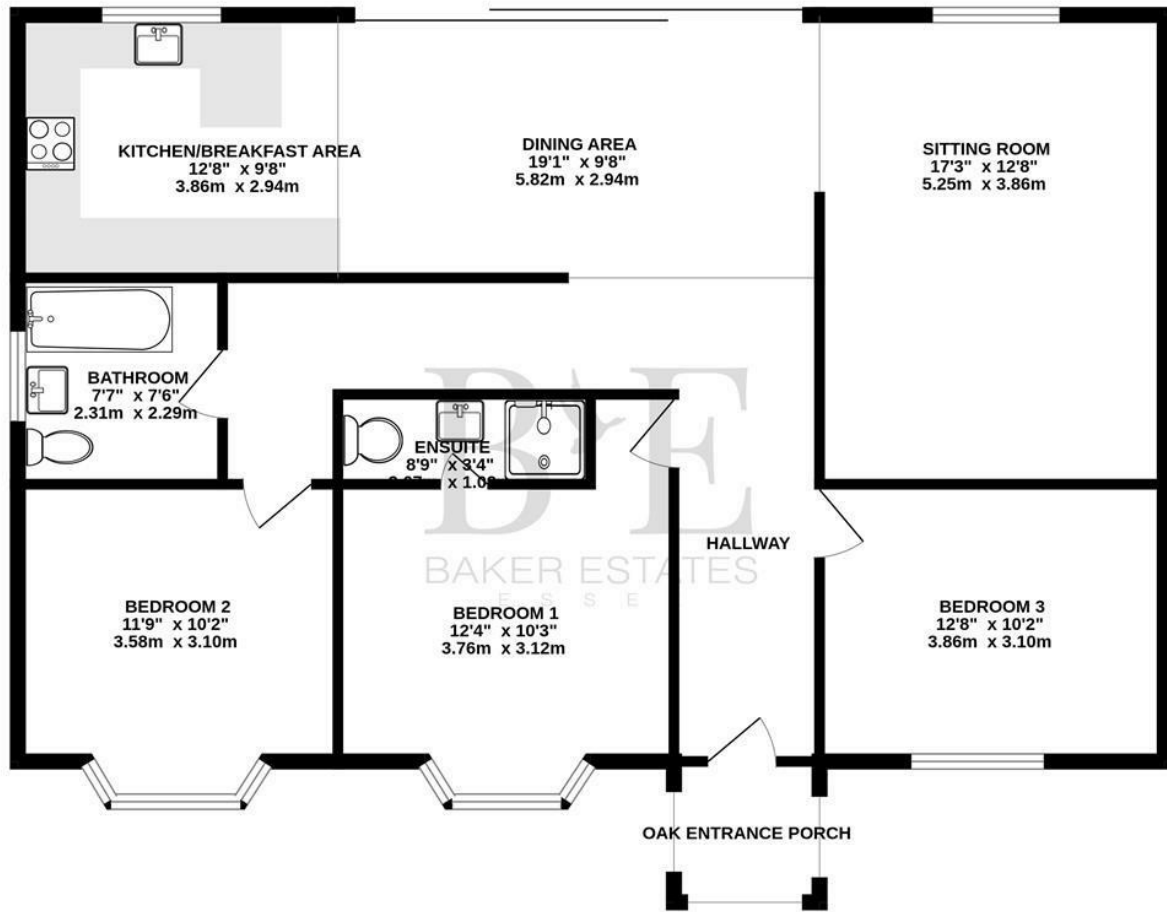
Flooding from Reservoirs - Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area

Planning Applications in the Immediate Locality – We understand the neighbour adjacent to this property has made an application for the amendment of the vehicle access to the property which has been approved by the local planning authority. Details checked September 2024.

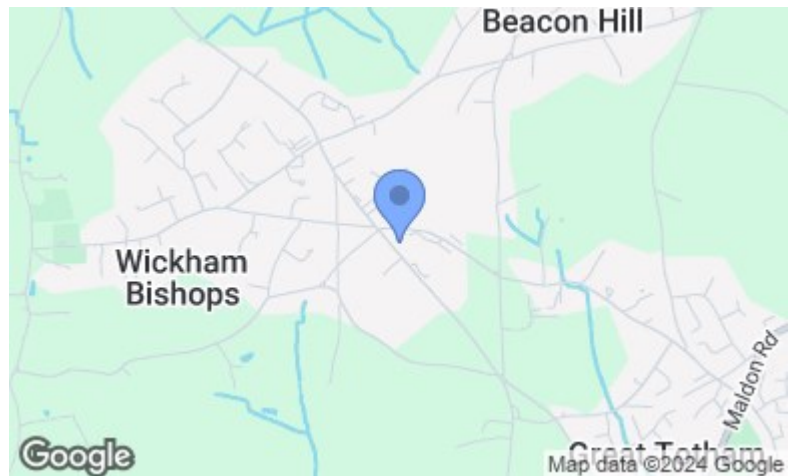


**GROUND FLOOR**  
1197 sq.ft. (111.2 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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
<small>Very energy efficient - lower running costs</small>			
(92 plus) <b>A</b>			84
(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>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<small>Very environmentally friendly - lower CO2 emissions</small>			
(92 plus) <b>A</b>			84
(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>			
<small>Not environmentally friendly - higher CO2 emissions</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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