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**3 Wickham Hall Cottages, Wickham Bishops, CM8 3JQ**  
**Guide price £550,000**



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### Some More Information

The property is set back in an elevated position, behind post and rail fencing and accessed via a five-bar gate, which gives way to the expansive shingle driveway offering parking for several vehicles.

The ground floor offers an entrance hallway with luxury vinyl flooring, leading to sitting room which has a large uPVC window to the front elevation and feature fireplace. To the rear of the property is a stunning fitted kitchen complete with large island and French doors overlooking the gardens. The kitchen offers a range of built in appliances, a further door leads to a utility room with matching units and butler sink.

The first floor offers three bedrooms, all with countryside views and a modern family bathroom. The master bedroom has a feature fireplace along with fitted wardrobes, and period style radiators are found throughout the house. To the rear of the utility room and accessed from the rear garden is the separate study, ideal for those wanting to work from home.

We understand from the seller that the property has been re-wired and the oil-fired boiler has been replaced. Planning permission was granted in October 2022 for a rear extension to provide a family room with lantern roof, French doors and a shower room. Further details can be found on the Maldon planning portal. The property sits on a wide plot and offers scope for a side extension, subject to planning permission being obtained.

### Externally

The property is set back from the road with a large white stoned driveway with gated access leading to the rear garden, which is mainly laid to lawn with timber storage shed along with an area for children's play equipment. In addition there is an external oil boiler storage tank and separate W.C.

### Location

Conveniently located on the rural outskirts of the village of Wickham Bishops approximately 1.5 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, Olio's at The Chequers, along with a Health Food shop, Estate Agents, nail salon and two hair salons. Located just 2.3 miles from the property is Benton Hall, Golf, Health and Country Club, which offers 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 3.8 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

#### Sitting Room

14'10" x 9'4" (4.52m x 2.84m)

#### Kitchen/Diner

18'9" max x 11'5" (5.72m max x 3.48m)

#### Utility Room

8'7" x 5'9" (2.62m x 1.75m)

#### Bedroom One

12'7" max x 10'11" (3.84m max x 3.33m)

#### Bedroom Two

10'5" x 8'4" (3.18m x 2.54m)

#### Bedroom Three

9'6" x 7'6" (2.90m x 2.29m)

#### Bathroom

8'2" x 4'9" (2.49m x 1.45m)

#### Study

6'1" x 5'5" (1.85m x 1.65m)

#### W.C

## Services

Council Tax Band - C

Local Authority – Maldon District Council

Tenure – Freehold

EPC – E

Broadband Availability – standard broadband is available in this location, 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 Water

Shared Private Drainage.

Oil fired central heating.

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 – none of significance. Details checked September 2024.

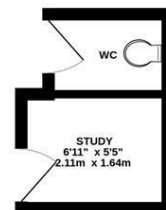
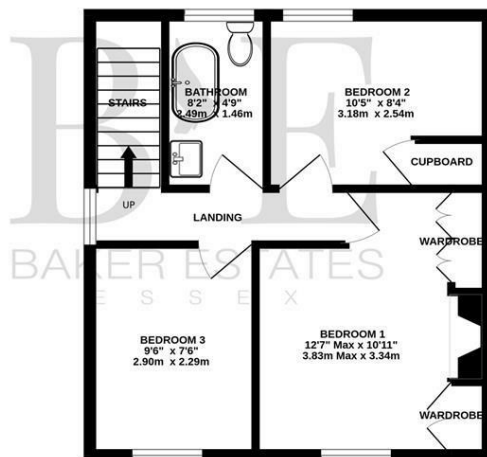
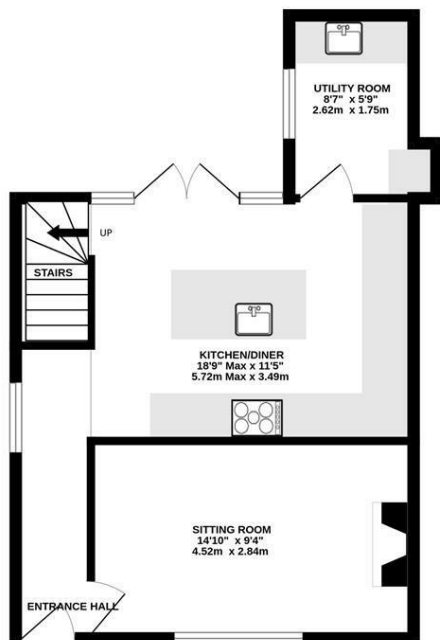




GROUND FLOOR  
437 sq ft. (50.6 sq.m.) approx.

1ST FLOOR  
384 sq ft. (50.7 sq.m.) approx.

OUTBUILDINGS  
58 sq ft. (5.4 sq.m.) approx.

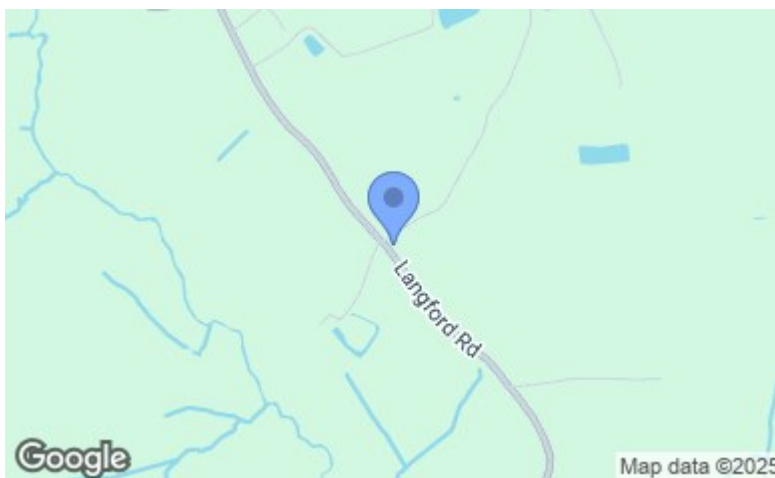


TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.

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	<b>78</b>

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