



**The Old Forge Blacksmiths Lane, Wickham Bishops, CM8 3NR**  
**Asking price £495,000**





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### Some More Information...

From the timber entrance door you enter the entrance hall where stairs rise to the first floor and doors give access to the sitting room and ground floor bathroom. The sitting room is a delightful space with bench seat bay window overlooking the garden, full height vaulted ceiling and central chimney with inset log burning stove. An open tread staircase leads to the mezzanine bedroom three whilst openings lead to the dining room and kitchen. The dining room has French doors leading out to the garden which is enclosed by mature evergreen hedges, and an opening through to the kitchen, which is fitted with a range of eye and base level cupboards and drawers beneath Granite stone worktops, with inset one and a quarter bowl sink with drainer, and 4 ring hob. The utility room is accessed via an oak finished internal door and provides a further area of work surface along with eye and base level cupboards, tall cupboard and space for stacked washing machine and tumble dryer. A door leads to the outside rear path and further internal door leads into bedroom two with a window to the front elevation. Completing the ground floor accommodation is the family bathroom comprising panel enclosed bath with shower over, low level W.C. and wash hand basin.

To the first floor bedroom one has a dormer window to the front elevation, along with access to the eaves storage, whilst across the landing the conveniently located shower room comprises shower enclosure, pedestal wash hand basin and low level W.C.

Accessed via the second staircase bedroom three is located upon the mezzanine floor overlooking the vaulted ceiling sitting room and has a window to the front elevation and skylight to the rear, this versatile space could also be utilised as a study or second reading space.

### Externally...

To the front of the property the driveway provides off street parking for one vehicle and gated access leads to the side and around to the rear of the property. The private garden which is located to the front is accessed via a further timber gate leading through the brick wall to the established gardens, enclosed by mature evergreen hedging.

### Location...

Centrally located in the village of Wickham Bishops, the property is located just 350m 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

3'8" x 8'5" (1.12m x 2.57m)

### Sitting Room

10'10" x 17'8" (3.30m x 5.38m)

### Dining Room

9'8" x 11' (2.95m x 3.35m)

### Kitchen

9'8" x 5'11" (2.95m x 1.80m)

### Utility Room

15'9" x 4'11" (4.80m x 1.50m)

### Bedroom Two

13'6" x 8'3" (4.11m x 2.51m)

### Bathroom

6'1" x 5'11" (1.85m x 1.80m)

### First Floor

### Bedroom One

10'6" x 9'1" (3.20m x 2.77m)

### Bedroom Three

10' x 8'10" (3.05m x 2.69m)

### Services...

Council Tax Band - D

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - D

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

Mains Electric

Mains Gas

Mains Water

Mains Sewerage

Construction Type - We understand the property to be of a period mix of timber frame and brickwork, The property does not have step from access to the property.

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

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

Flooding from Reservoirs - Unlikely In This Area

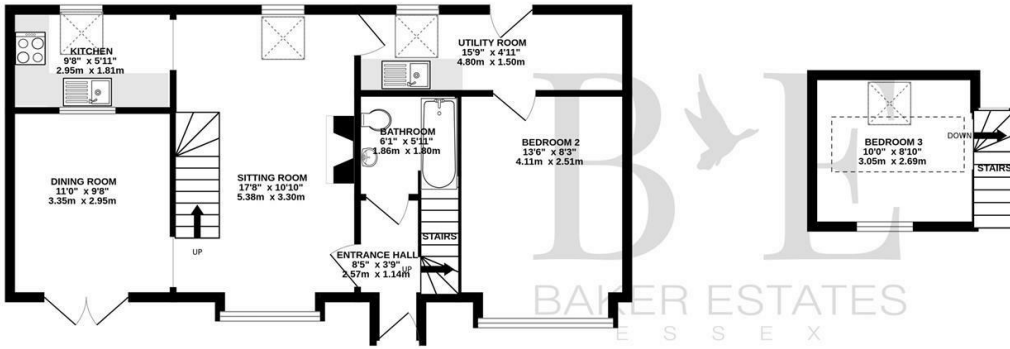
Flooding from Ground Water - Unlikely In This Area

Planning Applications in the Immediate Locality – We understand from a search of the local planning portal that there are currently no pending applications in the immediate locality of this property - Details Checked October 24.

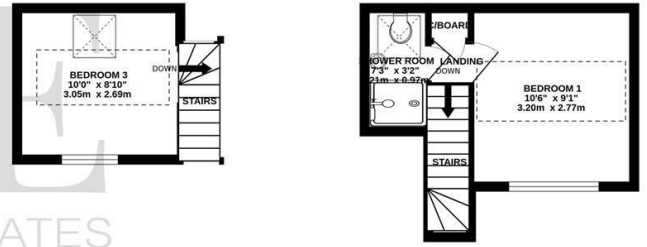




GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
263 sq.ft. (24.4 sq.m.) approx.

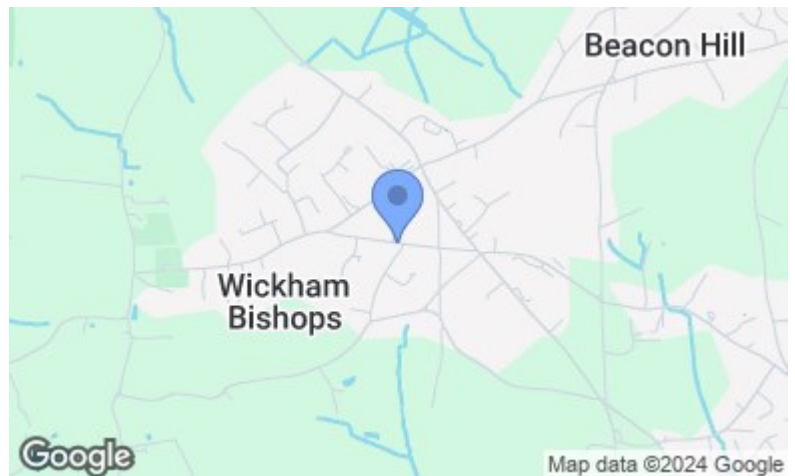


TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.

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) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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