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**28 Tiptree Road, Witham, CM8 3NB**

**Guide price £1,150,000**



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### Some More Information

Set back from the road, over the tegular block paved driveway and enclosed by laurel hedging the property is accessed from the covered storm porch with a composite door leading into the entrance hall where the walls are panelled, stairs rise to the first floor and Oak finished doors give access to all rooms.

To the rear of the property is the open plan, kitchen, dining, living space, which is the real heart of the home and offers space to cook, dine and relax with the whole family. The kitchen area is fitted with a range of eye and base level cupboards in a white shaker style cabinetry to the outside walls, which is complimented by the navy-blue statement island unit, all of which are located beneath stone worksurfaces; there are fitted appliances from AEG along with an undercounter wine cooler and space for an American fridge freezer. A single door leads from the kitchen to the well-appointed utility room, fitted with white external cupboards and integrated washing machine along with sink and half glazed uPVC door leading out to the side. Completing this area is the dining and living space, which similarly to the entrance hall and sitting room has a panel wall finish, along with two windows to the side elevation along with the wide, aluminium bi-folding doors.

Double opening doors lead through to the sitting room, allowing the two rooms to be linked for that larger family living, or as shown as a formal sitting room, ideal for relaxing watching a movie, reading a book or watching the flames flicker from the wood burner which is inset into the chimney finished with stone hearth, brick surround and timber mantel over. A further door leads from the sitting room back to the entrance hall where a door accesses the study, with window to the front elevation and completing the ground floor accommodation is the cloakroom, with low level W.C. and wash hand basin set upon a vanity cupboard.

To the first floor there are four large double bedrooms, with both bedrooms one and two having en-suite shower rooms which comprise shower enclosure, low level W.C. and wash hand basin set upon a vanity unit and Velux roof light windows. Whilst bedrooms three and four are serviced by the family bathroom comprising panel enclosed bath, low level W.C. and vanity wash hand basin. Three of the bedrooms have expansive fitted wardrobe space, two of which have mirror sliding with a black Crittal style finish, whilst the third has a traditional white door, finish. Central to the first floor is the landing complemented by a square roof lantern which floods the landing with light throughout the day.

### Externally

To the front of the property the tegular block paved driveway provides off street parking for a number of vehicles, flanked by an area of lawn and enclosed by laurel hedging the driveway leads up to the detached double garage with, power, light and solar PV fitted.

To the side of the property the paved pathway leads around to the rear garden and on to the matching Indian Sandstone terrace, which also leads around to the side of the property which is an ideal location for an outdoor kitchen /BBQ area.

The curving pathway leads through the lawn to the timber gate which gives direct access on to the Handleys lane footpath linking to the centre of the village of Wickham Bishops.

### Location

Located in the village of Wickham Bishops, the property is located just 0.2 miles to 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 several independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.8miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

### Entrance Hall

15'9" x 7'3" (4.80m x 2.21m)

### Study

13'4" x 9'5" (4.06m x 2.87m)

### W.C

9'5" x 3'5" (2.87m x 1.04m)

### Sitting Room

19'3" x 17'2" (5.87m x 5.23m)

### Kitchen/Dining/Living Room

32'11" max x 25'6" max (10.03m max x 7.77m max)

### Utility Room

10'8" x 8'6" (3.25m x 2.59m)

### Bedroom One

17'2" max x 17'0" max (5.23m max x 5.18m max)

### En-suite

7'1" x 6'7" (2.16m x 2.01m)

### Bedroom Two

13'10" x 13'8" (4.22m x 4.17m)

### En-suite

7'3" x 6'7" (2.21m x 2.01m)

### Bedroom Three

16'2" x 14'0" (4.93m x 4.27m)

### Bedroom Four

14'0" x 11'4" (4.27m x 3.45m)

### Bathroom

7'2" x 6'2" (2.18m x 1.88m)

### Services

Council Tax Band - G

Local Authority - Maldon District Council

Tenure - Freehold

EPC - B

Oil fired central heating

Mains Electric

Mains Water

Private Drainage

Broadband Availability - Ultrafast broadband via Openreach with speeds to 53mb/s. Jan 25.

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2, EE & Vodafone (details obtained from Ofcom Mobile and Broadband Checker) – Jan 25.

Construction Type - We understand the property to be of a traditional brick and block construction. The property has step free access from outside into the property.

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

Flooding from Rivers and Sea – Very Low Risk

Flooding from Surface Water – Very Low Risk

Flooding from Reservoirs - Unlikely In This Area

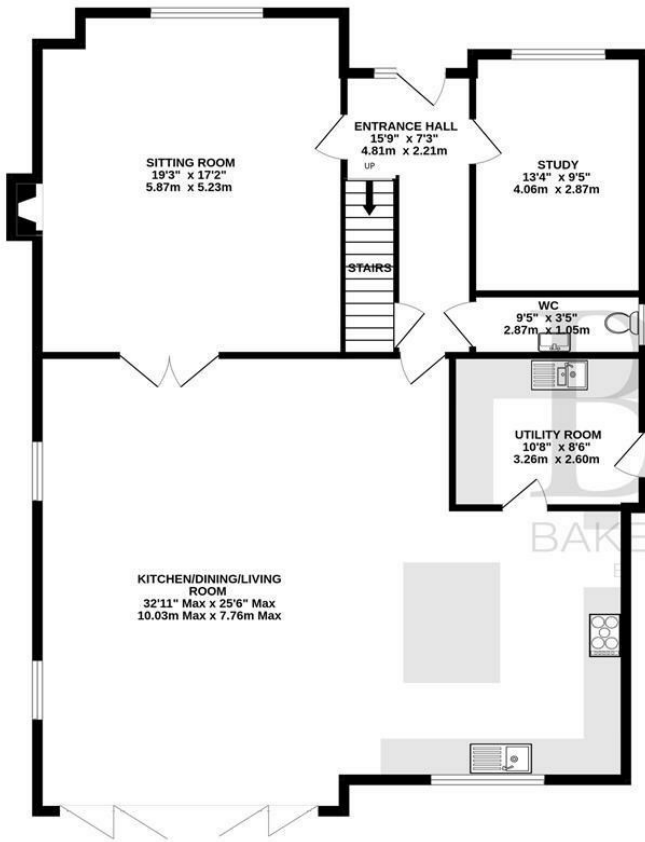
Flooding from Ground Water - Unlikely In This Area

Planning Applications in the Immediate Locality – We understand that an application was made on the vacate land adjacent to the property in 2023 for the construction of five bungalows for the over 55's which was rejected in April 2023 by Maldon District Council. There is also a large development proposed within the village at Church Road, Wickham Bishops for up to 50 properties which is currently awaiting an appeal decision. There are no other significant planning permissions awaiting a decision in the immediate locality.

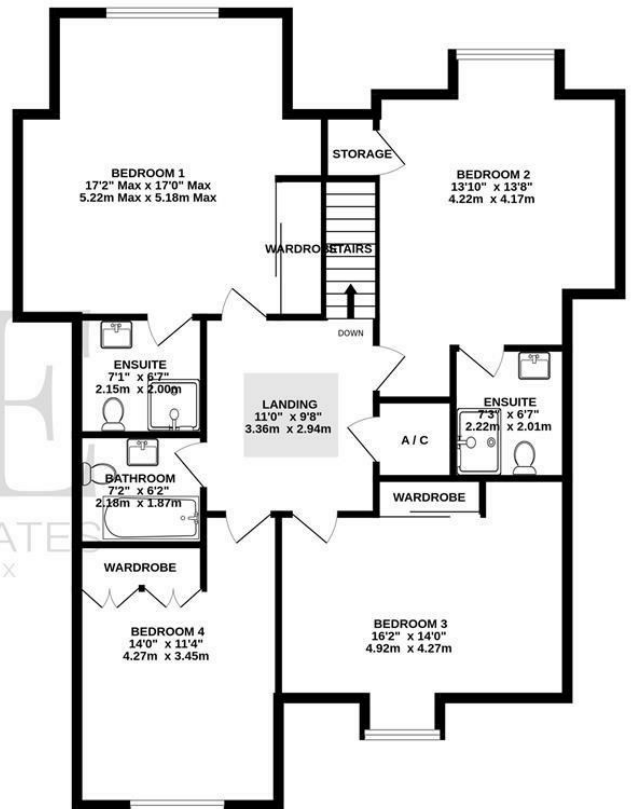




GROUND FLOOR  
1417 sq.ft. (131.7 sq.m.) approx.



1ST FLOOR  
1139 sq.ft. (105.8 sq.m.) approx.

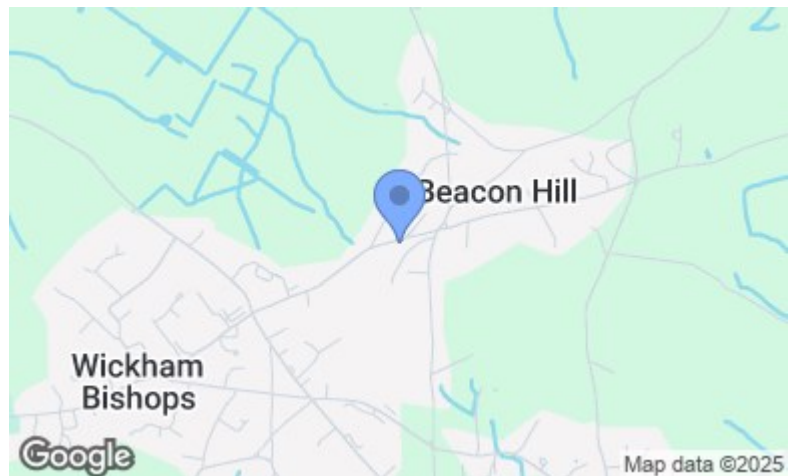


TOTAL FLOOR AREA : 2556 sq.ft. (237.5 sq.m.) approx.

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	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	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.