



B E **BAKER ESTATES**
 ESSEX
 PROPERTY ADVISORS AND ESTATE AGENTS

The Gallop 1 Poney Chase, Wickham Bishops, CM8 3NX
Guide price £765,000



B E **BAKER ESTATES**
 ESSEX
 PROPERTY ADVISORS AND ESTATE AGENTS



B E **BAKER ESTATES**
 ESSEX
 PROPERTY ADVISORS AND ESTATE AGENTS

The Gallop 1 Poney Chase, Wickham Bishops, CM8 3NX

Guide price £765,000



Some More Information

From the block paved driveway and integrated paved path you lead to the modern composite entrance door with brushed steel furnishing which in turn leads to the reception hall. The reception hall is a fantastic space for welcoming the family and guests to your home with the turning staircase rising to the first floor, doors accessing the kitchen, dining family room and sitting room, complete with herringbone style flooring.

The kitchen, dining family room has been opened to create the hub of this home, with ample light provided from the multi aspect windows along with bi-folding doors leading out to the sunny rear garden. The kitchen comprises with a range of eye and base level cupboard presented in a navy-blue matt finished door beneath quartz stone, work surfaces and integrated induction hob, twin ovens and fridge freezer. Accessed via an inner lobby from this space is the utility room comprising eye and base level cupboards and inset sink along with the ground floor cloakroom which is fitted with low level W.C. and wall mounted wash hand basin.

The dual aspect sitting room runs from the front to the back of the property and benefits from an oriel bay window to the front elevation whilst having bi-folding doors leading out to the rear paved terrace.

To the first floor there is a large galleried landing with picture window to the front elevation and doors provide access to the four double bedrooms, with bedroom one benefiting from an en-suite shower room comprising shower cubicle, W.C. and wash hand basin. Serving the other three double bedrooms is the spacious family bathroom comprising free-standing dual ended bath, large shower enclosure with twin head shower, low level W.C. and large vanity sink.

Externally

Located upon a corner plot the property benefits from a block paved driveway providing off street parking for a number of vehicles. Gated access leads to the rear garden which benefits from a smoothed paved terrace to the immediate rear of the property and further area leading from this to a fixed pergola with tilting shade roof panels, creating an ideal space for an

outdoor seating area within the south-west facing garden. The balance of the garden is laid to lawn with shrub planting including a laurel hedge and enclosed by wood panel fencing. To the rear corner of the garden is the garden room, constructed by Green Retreats, and clad in vertical timber boarding.

The Garden room is an insulated space, complete with heating enabling all year round usage with CAT 6 cabling and electricity supplied. This space offers great versatility for a variety of uses, which could be utilised not only as an office but as a teenage hangout space or studio/gym room.

Location

Centrally located in the village of Wickham Bishops, the property is located off of Handleys Lane, just 0.2 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 Health Food shop, Estate Agents, nail salon and two hair salons. Located just 1.6 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 village as a whole offers plenty of footpaths and bridleways dissecting the countryside, ideal for those wishing to enjoy the countryside.

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 2.4 miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

Reception Hall

Kitchen/Dining Room

28'1" x 11'1" (8.56m x 3.38m)

Utility Room

8'10" x 6'4" (2.69m x 1.93m)

Cloakroom

Sitting Room

20'5" x 10'10" (6.22m x 3.30m)

Bedroom One

12'0" x 11'4" (3.66m x 3.45m)

En-Suite

6'10" x 5'1" (2.08m x 1.55m)

Bedroom Two

14'8" x 8'2" (4.47m x 2.49m)

Bedroom Three

11'1" x 10'7" (3.38m x 3.23m)

Bedroom Four

9'2" x 9'0" (2.79m x 2.74m)

Bathroom

12'5" x 7'6" (3.78m x 2.29m)

Green Retreats Premium Garden Office

12'10" x 9'9" (3.91m x 2.97m)

Services

Council Tax Band - G

Local Authority - Maldon District Council

Tenure - Freehold

EPC - D

- *Mains Electric
- *Oil Fired Central Heating
- *Mains Water
- *Mains Drainage

* Construction Type - We understand the property to be predominantly of brick construction with uPVC windows.

*The property was constructed at a time where it did not need to meet lifetime homes standards and as such may not have step free access from the street to inside the property.

*Broadband Availability - Superfast Broadband Available with speeds up to 80mbps (details obtained from Ofcom Mobile and Broadband Checker) – August 2024.

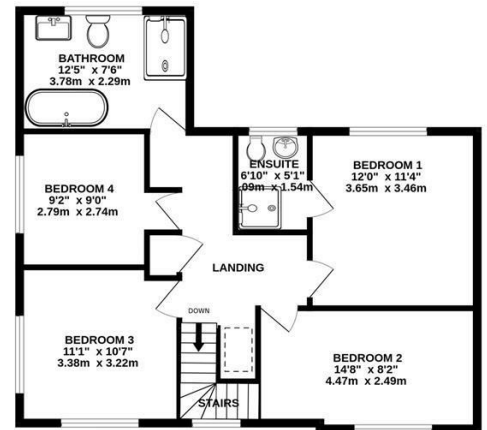
*Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 (details obtained from Ofcom Mobile and Broadband Checker) - August 2024.

* Flooding from Surface Water, Rivers and Sea - Very Low Risk
* Flooding from Reservoirs Unlikely In This Area * Flooding from Ground Water - Unlikely In This Area



GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.

1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.

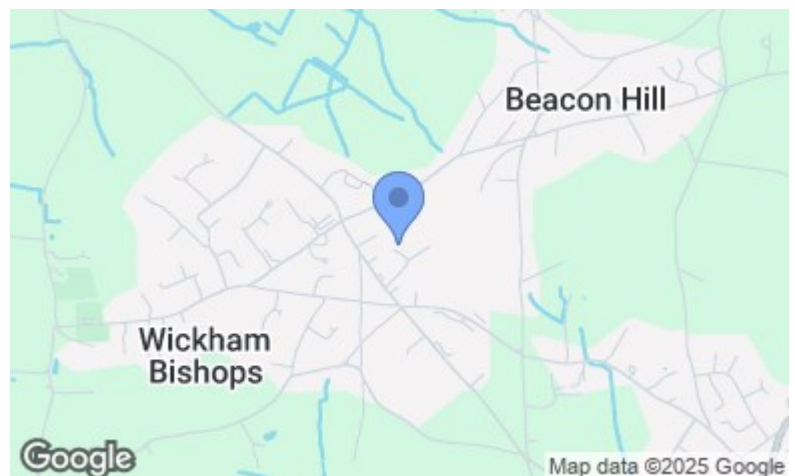


TOTAL FLOOR AREA : 1563 sq.ft. (145.2 sq.m.) approx.

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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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.