BAKER ESTATES
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PROPERTY ADVISORS AND ESTATE AGENTS

Tigh Na Locha Witham Road, Wickham Bishops, CM8 3LQ

Guide price £775,000

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Some more information...

Set back from the road behind an expansive driveway the property is entered via steps leading to the entrance door which in turn leads into the entrance hall with tiled floor and stairs leading to the lower ground floor and doorway leading into the open plan living accommodation. The open plan dining living area has a central stone clad fireplace with dual sided multi fuel burner inset within. A set of bi-folding doors leading out to the raised deck area to the side of the property. Openings to either side of the fireplace lead into the sitting room which has windows to the front and side elevations.

The kitchen is presented in a matt blue finish beneath stone work tops and wraps from the dining area through to the rear of the property. An under mounted sink along with induction hob, dual ovens with warming drawers beneath, full height fridge and freezer and two integrated dishwashers are fitted. An opening within the kitchen leads to the conservatory at the rear which provides a breakfast bar area and single door leading out to the rear garden. Leading back through the dining room and into the entrance hall, stairs leads to the lower ground floor. Upon the lower ground floor is a sizeable space currently utilised as a library, which was previously a bedroom, and has French doors leading out to the rear garden a door to a pantry storage cupboard and further door to utility room. To the front, bedroom 2 is located, with full height glazed windows to the front elevation and en-suite shower room comprising shower enclosure low level WC and wash hand basin.

Upon the ground floor and accessed from the dining area, a half length staircase leads to the first floor where the principal bedroom is located to the front of the property which further benefits from a walk-through dressing area and en-suite shower room comprising dual shower, low level WC and vanity wash hand basin. To the rear bedroom 3 is also a double sized room with windows to the side and rear elevation, and is served by the family bathroom comprising panel enclosed bath, WC and vanity wash hand basin. A further half length staircase leads to the 2nd floor with a walkthrough dressing area has a window to the front elevation and bedroom area beyond, which has a velux roof light to the side elevation.

Externally...

To the front of the property there is off street parking for a number of vehicles which in turn leads to the detached double garage with up and over doors. Pathway access leads to the side of the property and around to the rear where the rear garden extends to either side of the property also, The garden area is mainly laid to lawn with a sunken paved terrace to the immediate rear of the property.

Location...

Located on the periphery of Wickham Bishops the property is 0.4 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. Wickham Bishops further benefits from the "Beacon Hill Sports Association", which has a popular Tennis Club with 4 all weather courts, along with football pitches beyond in addition the village of Wickham Bishops also offers a library, village shop and post office, Mrs Salisbury's tea rooms.

In addition, there is a health food shop estate agent's beauty and hair salons. Located just one mile from the property, is the Benton Hall Golf Health and Country Club which offers not only an 18-hole championship golf course, but also the "Bishops" par 3, 9 hole course. Whilst the adjoining health club offers various classes along with an indoor swimming pool, gymnasium and spa facilities. The nearby town of Maldon is located just 5 miles from the property with its historic quay and offers a number of independent and national High Street retailers as well as supermarkets and restaurants.

Witham is located just 2 miles from the property and has similar shopping facilities and further benefits from the mainline railway station with its fast and frequent service to London Liverpool Street Station.

Lower Ground Floor

Bedroom Two
13'7" x 11'4" (4.14m x 3.45m)

En-Suite

Bedroom Five/Library
19'6" x 11'2" (5.94m x 3.40m)

Utility Room
12'2" x 6'8" (3.71m x 2.03m)

Store Room
6'11" x 6'8" (2.11m x 2.03m)

Ground Floor

Hallway

Sitting Room
17'7" x 13'1" (5.36m x 3.99m)

Dining Room
14'3" x 10'1" (4.34m x 3.07m)

Kitchen/Breakfast Room
18'6" x 11'4" (5.64m x 3.45m)

First Floor

Bedroom One
13'7" x 11'4" (4.14m x 3.45m)

Dressing Room
8'0" x 4'6" (2.44m x 1.37m)

En-Suite
10'111" x 8'0" (3.05m x 2.44m)

Bedroom Three
11'10" x 10'11" (3.61m x 3.33m)

Bathroom

Second Floor

Bedroom Four
13'5" x 5'8" (4.09m x 1.73m)

Services...
Council Tax Band - G

Local Authority - Maldon District Council

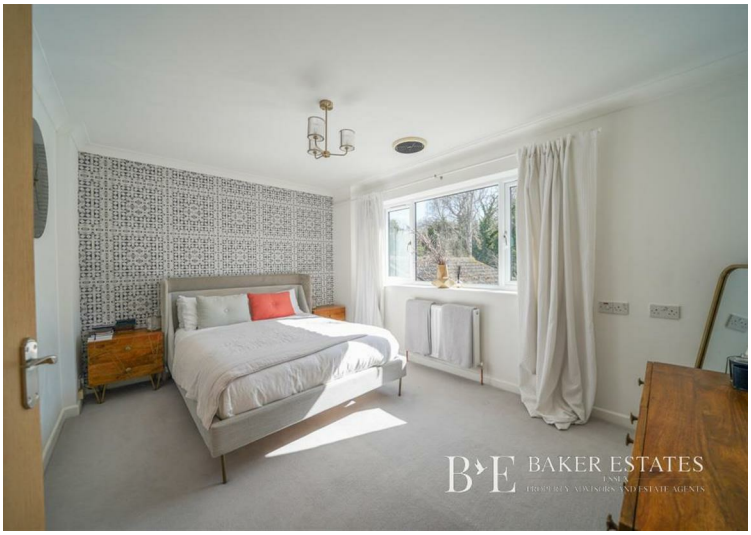
Tenure - Freehold

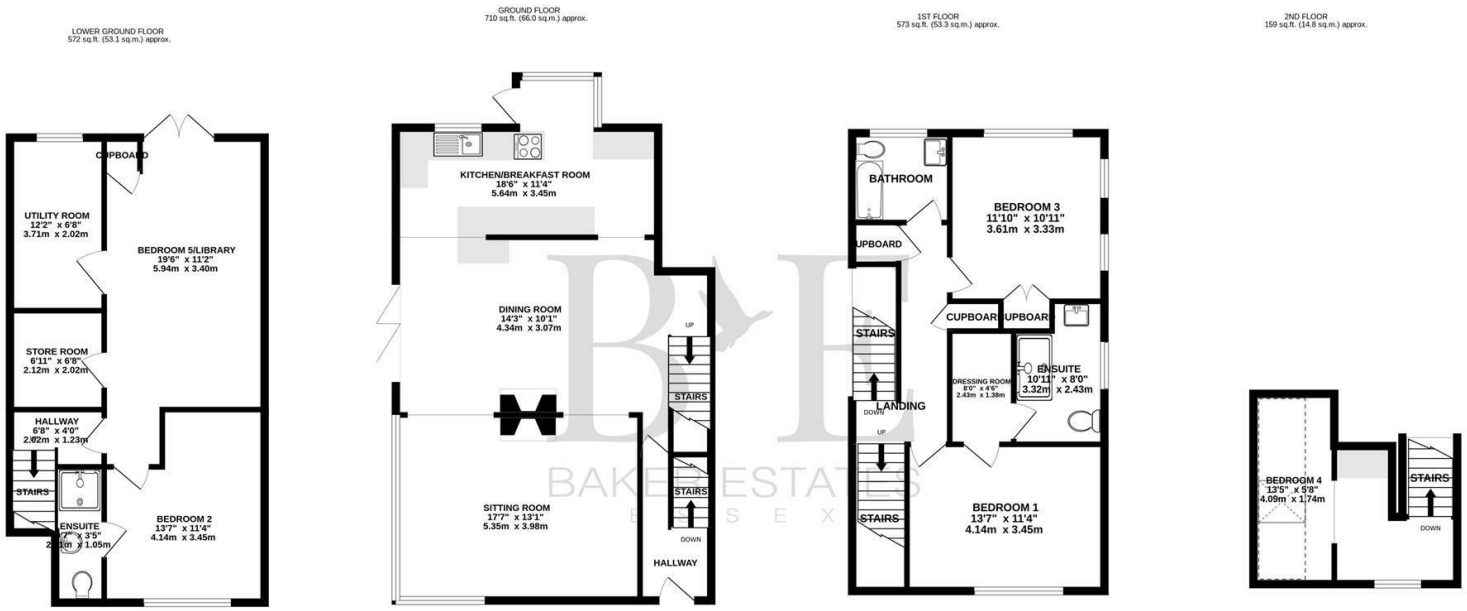
EPC - E

*Oil Fired Central Heating
*Mains Water
*Mains Gas
*Private Drainage

* Construction Type - We understand the property to be predominantly of brick & block construction with uPVC windows, and conservatory.

*The property has stepped access to the front of the property.





TOTAL FLOOR AREA : 2015 sq.ft. (187.2 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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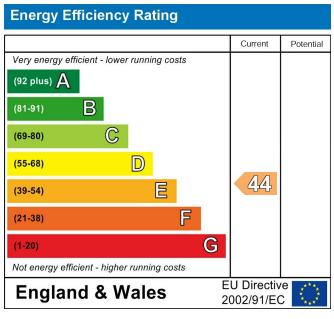

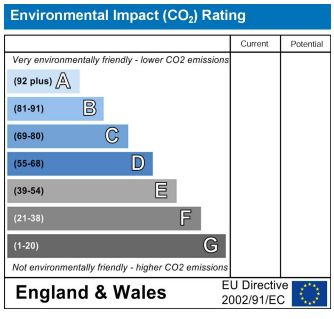

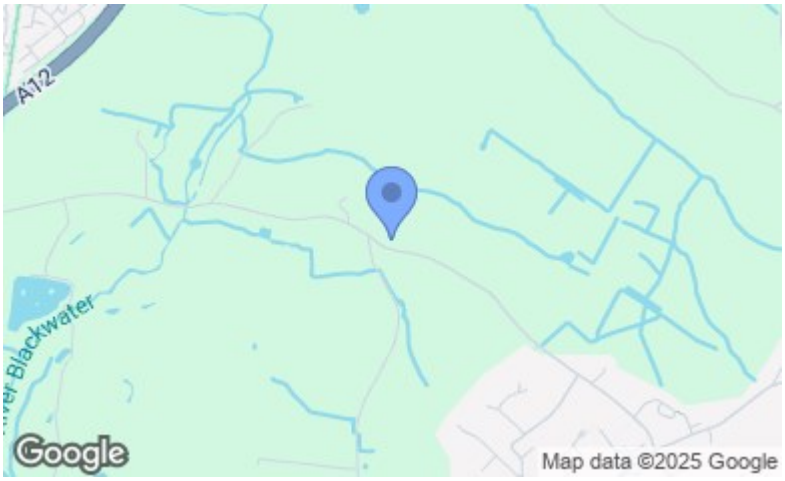

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