



4 Wickham Hall Cottages, Wickham Bishops, CM8 3JQ
Offers in excess of £500,000



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Some More Information

The property has an expansive driveway offering parking for several vehicles with steps leading to the front door, which gives access to the entrance porch. A further door from the entrance porch leads into the sitting room with two windows to the front elevation and further door leading to the kitchen dining room.

The kitchen is fitted with a range of eye and base level cupboards and drawers beneath laminate worktops and windows to the side and rear elevation. Stairs rise from the kitchen to the first floor and a further door gives access to the utility room at the rear, which is fitted with further cupboards and has space for two appliances. A further door leads into the ground floor cloakroom comprising W.C. and wash hand basin along with a good-sized storage cupboard.

To the first floor there are three bedrooms with both bedrooms one and two being double in size with windows to the front and rear respectively. Bedroom three is a good-sized room and has a window to the front elevation. Completing the first-floor accommodation is the family bathroom which comprises panel enclosed bath with shower over, W.C. and vanity wash hand basin.

Externally

The property is set back from the road with a large driveway and single width sectional garage to the side. Gated access leads to the rear garden, which is mainly laid to lawn with a stoned patio area to the rear of the property.

A timber summer house is located to the rear an integral brick storage shed. In addition, there is an external oil boiler & oil storage tank.

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, along with a

Health Food shop, Estate Agents, and hair and beauty 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

4'2" x 3'6" (1.27m x 1.07m)

Sitting Room

14'7" x 9'4" (4.45m x 2.84m)

Kitchen/Dining Room

18'9" x 11'3" plus recess (5.72m x 3.43m plus recess)

Utility Room

8'6" x 7'0" (2.59m x 2.13m)

W.C

6'9" x 7'0" (2.06m x 2.13m)

Bedroom One

12'5" x 10'10" (3.78m x 3.30m)

Bedroom Two

10'4" x 8'3" (3.15m x 2.51m)

Bedroom Three

9'5" x 7'5" (2.87m x 2.26m)

Bathroom

8'3" x 4'9" (2.51m x 1.45m)

Shed

6'9" x 5'3" (2.06m x 1.60m)

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) – April 2025.

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) – April 2025.

Mains Electric

Mains Water

Mains Sewerage

Oil fired central heating.

Construction Type - We understand the property to be of Traditional brick Construction. The property does not have step free access from the street to inside the property.

Flood Risk - Data Taken from Gov.UK Flood Map – April 2025.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

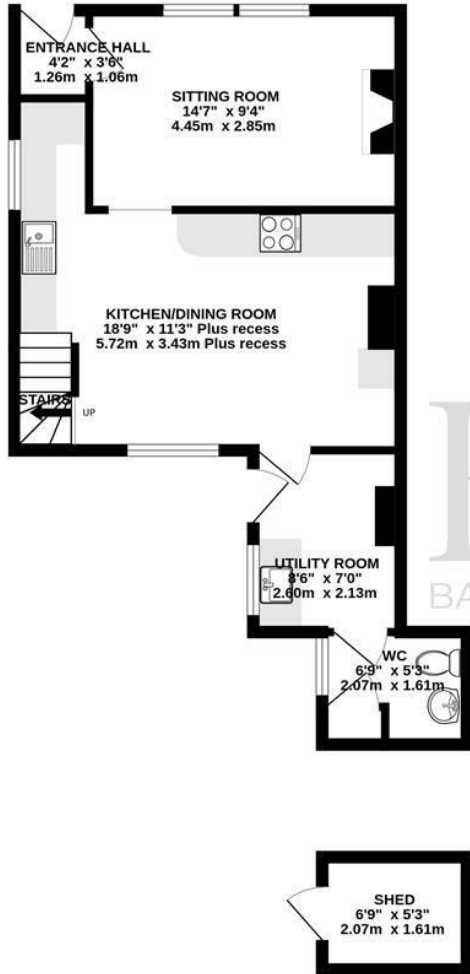
Flooding from Reservoirs - Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area

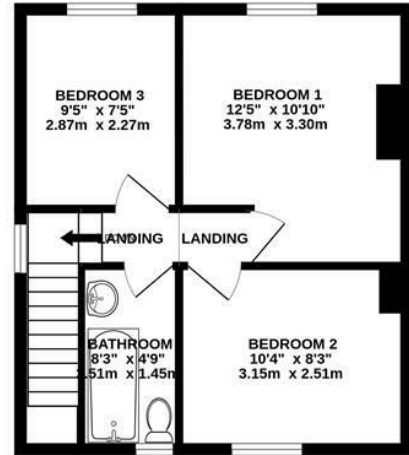
Planning Applications in the Immediate Locality – none of significance. Details checked April 2025.



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.

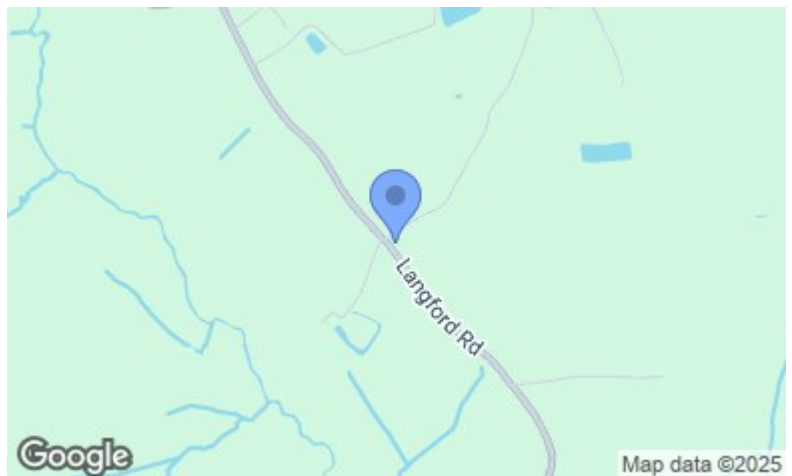


TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.

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		94
(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	

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