



Willowcroft Kelvedon Road, Witham, CM8 3LY
Guide price £1,600,000



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Some More Information

Set back from the road behind an electric gated entrance which gives way to an expansive area of driveway and in turn the double garage. The property is accessed through a black entrance door flanked to either side by half glazed panels beneath the pillared portico. Upon entering the reception hall with its tiled floor, a sweeping staircase rises to the first floor and doors give access to all four reception rooms along with the ground floor cloakroom. Both the sitting room and family room benefit from feature fireplaces with the sitting room having an inset wood burner, beyond the study provides space for family admin or homeworking.

The open plan kitchen living space stretches the width of the property and has sash windows overlooking the rear garden. The elegant kitchen is fitted with a range of hand painted cabinetry with contrasting Walnut island, beneath the marbled work surface appliances include induction hob oven and combination microwave with warming drawer, hot water tap, dishwasher, pull out bins and space for an American fridge freezer. Continuing through, the living area is flooded with light by an expansive roof lantern along with the orangery which is fitted with doors to either side and the rear door of which leads out to the wrap around raised paved terrace.

To the first floor there are 4 double bedrooms with the principle suite having the added benefits of a dressing room, en-suite shower room and French doors leading out to the rear balcony. Bedrooms two and three both of which are double rooms also have en-suite shower facilities, whilst bedroom four is adjacent to the family bathroom which comprises freestanding bath, walk in shower, twin basins and low level WC. Whilst to the second floor there is a further double bedroom with Velux roof lights to the side and rear elevations, along with the second floor shower room which comprises a wet room shower, wall mounted vanity wash hand basin and WC along with two further Velux roof lights to the side elevation.

Externally

Set back from the road the black wrought iron gates are flanked on either side by the rendered walls which provides secure access to the resin bonded driveway, which provides off road parking for a number of vehicles and in turn leads to the detached double garage with studio above. Secure gated access leads to the side and around to the rear of the property which commences with a terrace area surrounding the rear of the home, enclosed by raised planting beds to either side, steps lead down to the central feature love seat carved from a large tree stump and give way to the lawn area beyond. There are two further areas of paved terrace one of which is located to the rear of the garage where a spiral staircase leads to the studio above. Surrounding the properties boundaries are a number of mature and semi mature trees and hedge planting providing the owners with a great deal of privacy.

Location

Located in the village of Wickham Bishops, the property is located 0.6 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 Health Food shop, Estate Agents, nail salon and two hairdressers. Located just 2 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 nearby town of Maldon with its historic quay offers several independent and high street retailers as well as supermarkets and restaurants, as does Witham, which is located 3.1 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

10'2" x 23'1" (3.10m x 7.04m)

Sitting Room

12'9" x 18'1" (3.89m x 5.51m)

Family Room

12'10" x 14'9" (3.91m x 4.50m)

Study

12'9" x 6'2" (3.89m x 1.88m)

Cloakroom

Open Plan Living

36'9" x 17'10" (11.20m x 5.44m)

Orangery

15'4" x 10'9" (4.67m x 3.28m)

Utility Room

12'10" x 7'10" (3.91m x 2.39m)

First Floor Landing

10'2" x 22'9" (3.10m x 6.93m)

Principle Bedroom

14'8" x 18'2" (4.47m x 5.54m)

Balcony

16'0" x 10'3" (4.88m x 3.12m)

Dressing Room

8'4" x 11'10" (2.54m x 3.61m)

En-Suite

Bedroom

12'9" x 0'8" (3.89m x 0.20m)

En-Suite

Bedroom

12'9" x 12'5" (3.89m x 3.78m)

En-Suite

Bedroom

12'10" x 11'8" (3.91m x 3.56m)

Bathroom

12'10" x 8'5" (3.91m x 2.57m)

Second Floor

Bedroom

16'5" x 19'6" (5.00m x 5.94m)

Shower Room

9'5" x 19'6" (2.87m x 5.94m)

Outside Studio

11'2" x 16'9" (3.40m x 5.11m)

Double Garage

16'6" x 16'8" (5.03m x 5.08m)

Services

*Mains Electric

*Oil Central Heating

*Mains Water

*Mains Drainage

Planning Applications in the Immediate Locality - Speak to Agent.

Construction Type - We understand the property to be brick construction. The property does have step free access to the property.

Broadband Availability - Ultrafast Broadband Available with speeds up to 1800mbps (details obtained from Ofcom Mobile and Broadband Checker) – June 2025.

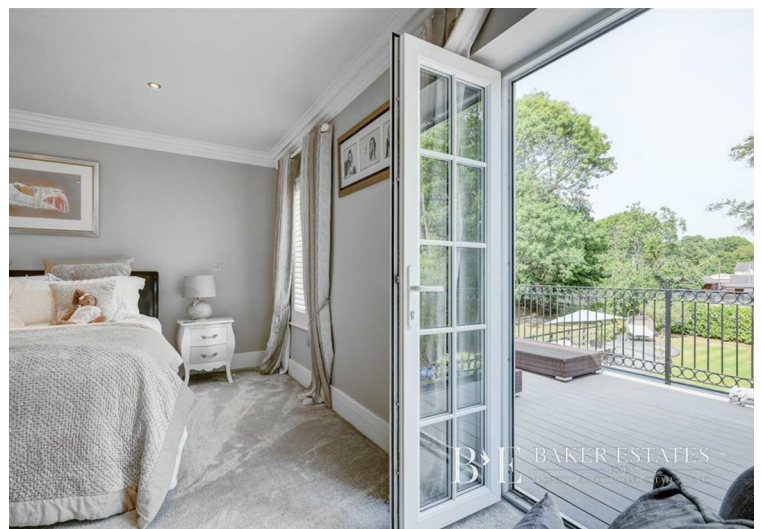
Mobile Coverage - It is understood that the mobile phone service is available from O2 (details obtained from Ofcom Mobile and Broadband Checker) - June 2025.

Flooding from Surface Water – Low

Flooding from Rivers and Sea - Very Low Risk

Flooding from Reservoirs Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area (details obtained from gov.uk long term flood risk search) - June 2025





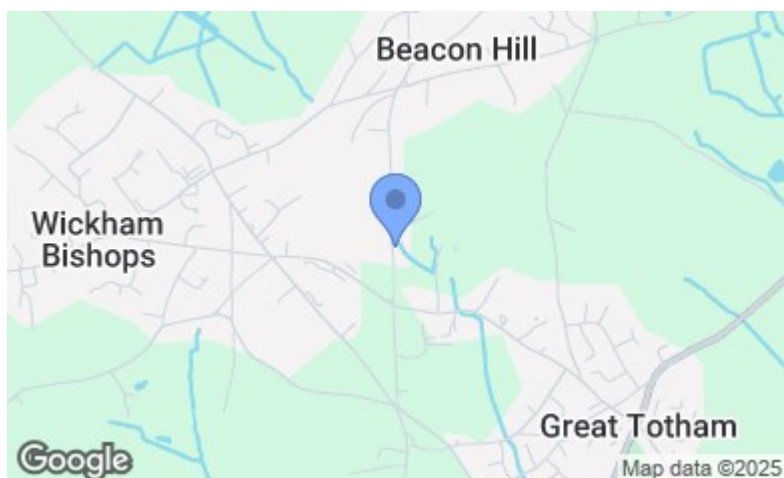
TOTAL: 3766 sq. ft, 350 m2
 GROUND FLOOR: 1713 sq. ft, 159 m2, FIRST FLOOR: 1561 sq. ft, 145 m2, SECOND FLOOR: 492 sq. ft, 46 m2
 EXCLUDED AREAS: GARAGE: 263 sq. ft, 24 m2, BALCONY: 183 sq. ft, 17 m2

Sizes And Dimensions Are Automatically Generated And Approximate. Actual May Vary



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	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	EU Directive 2002/91/EC



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