



2 Buckleys Close, Wickham Bishops, CM8 3PA
Guide price £675,000



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Some More Information

From the entrance door you enter the entrance hall where stairs rise to the first floor and doors give access to the ground floor cloakroom, understairs storage cupboard, sitting room and kitchen dining room. The sitting room has a window to the front, French doors leading out to the rear paved terrace along with the central gas fireplace including an ornate antique marble surround. Opposite the kitchen dining room, has a further set of French doors leading out to the rear paved terrace, and windows to both the front and side. The kitchen is fitted with a range of shaker style cupboards and drawers in both grey and white contrasting colours, with gold accents along with quartz stone worktops and glass splashbacks. Integrated appliances including a range cooker, dishwasher and extractor along with fridge freezer and wine cooler. A further door leads into the utility room which has a central worktop to the front with stacked washing machine and tumble dryer space, water softener, door to the paved terrace and further door to the attached garage.

To the first floor there are 4 bedrooms, three of which are shown as double rooms. Bedroom one has two windows to the front and a expansive range of fitted wardrobes and further benefits from an en-suite shower room comprising shower enclosure, low level W.C. and wash hand basin set below a marble stone top. Bedroom two has windows to the front elevation and side elevation fitted wardrobe, whilst bedroom three and four both have windows to the rear elevations and bedroom four further benefits from wardrobe storage. The family bathroom completes the first floor which is fitted with an enclosed bath with shower over, vanity wash hand basin and close coupled W.C.

Externally

Situated on a corner plot the property is set back slightly from the pedestrian pathway with an area of lawn. A paved pathway slopes up to the front door and the separate driveway provides off street parking for two vehicles and in turn leads to the large garage with electric door and electric car charging point.

Gated side access leads to the paved terrace along with timber constructed summer house with power and light connected. The paved pathway continues along the rear of the property to a

raised terrace ideal for alfresco dining space conveniently situated to the rear of the kitchen dining area. The balance of the garden is laid to lawn and enclosed by brick wall and timber fences. Worthy of note is the exceptional Strawberry Tree which provides cover over the paved terrace.

Location

Centrally located in the village of Wickham Bishops, the property is located just 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. 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 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 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.

Entrance Hall

16'4" x 6'4" (4.98m x 1.93m)

Lounge

21'6" x 11'8" (6.55m x 3.56m)

Kitchen/Dining Room

21'6" x 15'5" max (6.55m x 4.70m max)

Utility Room

15'4" x 4'7" (4.67m x 1.40m)

Cloakroom

Bedroom One

18'3" max x 12'0" (5.56m max x 3.66m)

En-Suite

Bedroom Two

11'10" into wardrobes x 11'8" (3.61m into wardrobes x 3.56m)

Bedroom Three

9'9" x 9'6" (2.97m x 2.90m)

Bedroom Four

9'5" x 7'0" into wardrobe (2.87m x 2.13m into wardrobe)

Bathroom

Services

Council Tax Band - E

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - D

Broadband Availability - Ultrafast Fibre Broadband Available with speeds up to 1000mbps (details obtained from Ofcom Mobile and Broadband Checker) - July 2025.

Mobile Coverage - It is understood that the best available mobile

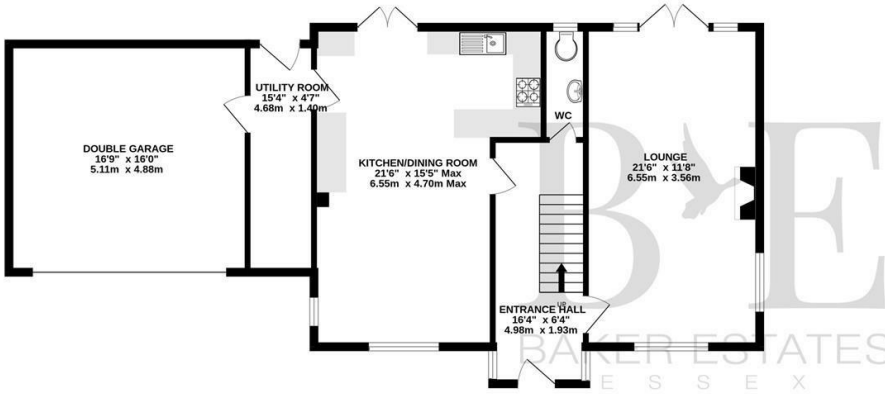
service in the area is provided by O2 & EE (details obtained from Ofcom Mobile and Broadband Checker) - July 2025.

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

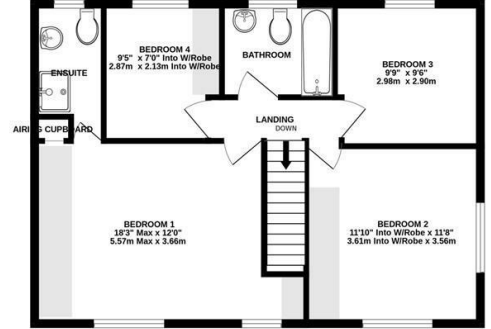
Flood Risk - Data Taken from Gov.UK Flood Map - July 2025.



GROUND FLOOR
969 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



UPDATED 24.02.10

TOTAL FLOOR AREA : 1613 sq.ft. (149.9 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		
(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	74

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.