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**Paddock Chase, Wickham Bishops, CM8 3FF**  
**Guide price £725,000**



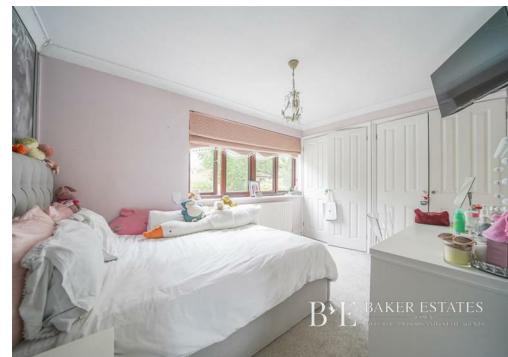
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## Some More Information

From the entrance door you enter the square reception hall where stairs lead to the first floor and doors give access to the whole of the ground floor accommodation. The sitting room has windows to both the side and rear, feature fireplace with inset wood burner and tiled hearth whilst a door to the rear of the sitting room gives access to the dining room. The dining room has windows and a door leading to the rear paved terrace and opening which leads into the kitchen breakfast room.

The kitchen breakfast room is fitted with a range of units in a light grey exterior with a complimenting dark grey central island finished with a marble effect worksurface, integrated dishwasher and inset ceramic sink along with range cooker complete with tiled splash bank and mock chimney style extractor an external door leads to the side whilst a partially glazed internal door leads back to the reception hall where there is a ground floor cloakroom fitted with low level W.C. and wash hand basin. Completing the ground floor accommodation is the former double garage which is currently used as storage with panelled over garage door. Within this space an area has been converted into a utility area which is fitted with an area of work surface with plumbing and drainage for a washing machine and further tumble dryer along with an external door leading out to the side and along into the rear garden.

To the first floor there are four double sized bedrooms, three of which have inbuilt wardrobe storage cupboards with long hanging and high-level shelved storage. The four piece family bathroom completes the first floor accommodation which is fully tiled to the walls and floor and fitted with dual ended bath, wall mounted wash hand basin, low level W.C. and separate shower enclosure.

## Externally

Accessed from the road private drive gives way to a large area of parking flanked by an area of lawn with a paved pathway leading to the front door and around to the rear garden. To the immediate rear of the property the elevated paved terrace provides an expansive area of patio for entertaining where steps lead down to the balance of the garden which is mainly laid to lawn and enclosed by wood panel fences. To the foot of the garden there is a timber shed.

## Location

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 hairdressers. Located just 1.2 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 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

### Sitting Room

17'11" x 13'10" (5.46m x 4.22m)

### Dining Room

11'4" x 10'5" (3.45m x 3.18m)

### Kitchen/Breakfast Room

15'7" x 12'5" max (4.75m x 3.78m max)

### Utility Area

10'3" x 6'6" (3.12m x 1.98m)

### W.C

7'5" x 3'5" (2.26m x 1.04m)

### Garage/Store

16'7" max x 15'6" (5.05m max x 4.72m)

### Master Bedroom

12'7" plus wardrobe x 12'3" max (3.84m plus wardrobe x 3.73m max)

## Bedroom Two

12'3" max x 9'8" (3.73m max x 2.95m)

## Bedroom Three

12'0" plus wardrobe x 8'7" (3.66m plus wardrobe x 2.62m)

## Bedroom Four

11'0" x 7'8" (3.35m x 2.34m)

## Bathroom

10'4" x 8'11" (3.15m x 2.72m)

## Services

Council Tax Band - F

Local Authority – Maldon District Council

Tenure - Freehold

EPC - D

Oil fired central heating

Mains Electric

Mains Water

## Private Drainage

Broadband Availability - Ultrafast broadband via Openreach & Gigaclear with speeds to 1000mbps (August 2025).

Mobile Coverage - It is understood that the best available mobile service in the area is provided by EE, O2 and Three (details obtained from Ofcom Mobile and Broadband Checker) – August 2025.

Construction Type - We understand the property to be of a traditional brick and block 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.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

Flooding from Reservoirs - Unlikely In This Area

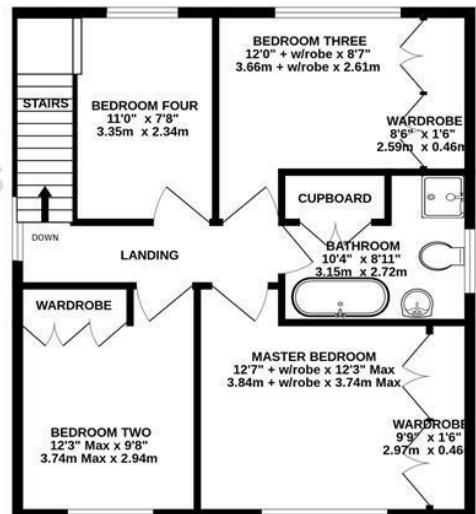
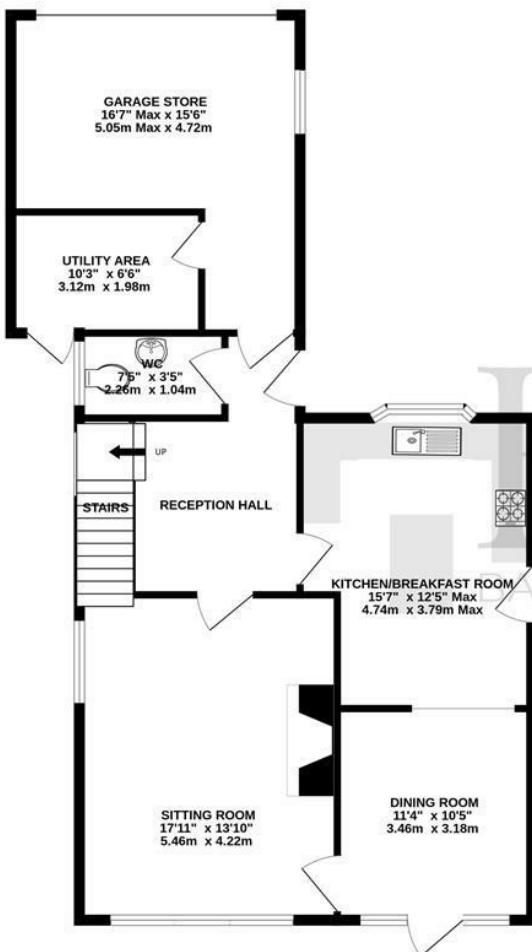
Flooding from Ground Water - Unlikely In This Area

Planning Applications in the Immediate Locality - No current applications in the locality. – September 2025



GROUND FLOOR  
960 sq.ft. (89.2 sq.m.) approx.

1ST FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 1614 sq.ft. (150.0 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Map data ©2025 Google

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