



**Dobbins Carters Lane, Wickham Bishops, CM8 3LF**  
**Guide price £1,350,000**

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### Some More Information

From the entrance door you enter the double height galleried entrance hall where an Oak and glass staircase rises to the first floor and doors give access to the ground floor reception rooms, along with the spacious kitchen, dining family room and utility.

The sitting room has dual aspect windows to both front and rear along and is adjacent to the formal dining room which has window to the rear and feature fireplace with stone surround. Beyond, the study provides an excellent space to work and a glazed door and further window to the rear provides the convenience for a well earned break upon the rear paved terrace. Continuing back through the entrance hall the family room with its matching box bay window to the front creates symmetry on the front elevation with an adjacent ground floor cloakroom and double width storage cupboard. The real heart of this amazing family home is the open plan living kitchen dining space, which commences with a walk through dining area that leads into a further sitting area which has bi-folding doors to both the side and rear along with large lantern roof over the entirety of the space. The kitchen is fitted with a range of eye and base level cupboards and drawers beneath Quartz Stone worktops with oak block breakfast bar area on the central island. Neff appliances include full height fridge and freezer, twin ovens, combination microwave, coffee machine and warming drawer in addition to the Miele dishwasher and induction hob. Adjacent the extended utility room is fitted with further storage cupboards along with the boiler and door to the side courtyard.

To the first floor the principle and guest suites both offer fitted wardrobe storage cupboards, en-suite shower rooms with the principle room offering dual aspect windows. Bedrooms three and four are serviced by a recently refitted family bathroom which comprises dual ended bath, close cupboard wall hung W.C. vanity wash hand basin and walk in shower cubicle, complete with tiled floor and shower walls. In addition the former family bathroom is still in situ and could create an en-suite for bedroom four, could be removed to enlarge bedroom four, or to create a dedicated dressing room for the adjacent principle suite.

### Externally

Set in a side lane this exceptional home is set back behind a large driveway area which in turn leads to the double garage with double width electric doors. Gated access leads to both sides of the home with the primary access leading into a large area of paved terrace adjacent to the garage and around to the rear of the property where

the terrace extends across the width of the home up to the bi-folding doors for the kitchen making a fabulous space for relaxing in the garden or enjoying dinner with friends. The balance of the garden is mainly laid to lawn with established shrub borders, whilst to the opposite side of the property there is a private courtyard with the secondary gate leading through the arch to the front.

### Location

Located in the village of Wickham Bishops, the property is located 0.5 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 Health Food shop, Estate Agents, nail salon and two hairdressers. Located just 1.8 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 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

#### W.C

5'4" x 4'1" (1.63m x 1.24m)

#### Sitting Room

21'7" x 13'0" (6.58m x 3.96m)

#### Dining Room

15'2" x 13'4" (4.62m x 4.06m)

#### Study

10'4" x 9'8" (3.15m x 2.95m)

#### Family Room

13'1" x 11'0" (3.99m x 3.35m)

#### Open Plan Kitchen/Living Space

27'4" x 14'8" (8.33m x 4.47m)

#### Dining Area

11'11" x 10'4" (3.63m x 3.15m)

### Utility Room

10'5" x 9'4" max (3.18m x 2.84m max)

### Galleried Landing

### Bedroom One

22'0" x 13'6" (6.71m x 4.11m)

### En-Suite

9'5" x 5'5" (2.87m x 1.65m)

### Bedroom Two

15'2" x 13'1" (4.62m x 3.99m)

### En-Suite

6'2" x 6'0" (1.88m x 1.83m)

### Bedroom Three

12'0" x 9'5" (3.66m x 2.87m)

### Bedroom Four

9'10" max x 9'0" (3.00m max x 2.74m)

### Bathroom One

12'4"x 6'3" (3.76mx 1.91m)

### Bathroom Two

9'0" x 7'1" (2.74m x 2.16m)

### Services

Council Tax Band - G

Local Authority - Maldon District Council

Tenure - Freehold

EPC - D

- \*Mains Electric
- \*Oil Central Heating
- \*Air Conditioning
- \*Mains Water
- \*Mains Drainage

Planning Applications in the Immediate Locality - Speak to Agent.

Construction Type - We understand the property to be of a traditional construction. The property does not have step free access to the property.

Broadband Availability - Superfast Broadband Available with speeds up to 53mbps (details obtained from Ofcom Mobile and Broadband Checker) – October 2025.

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

Flooding from Surface Water – Very Low Risk

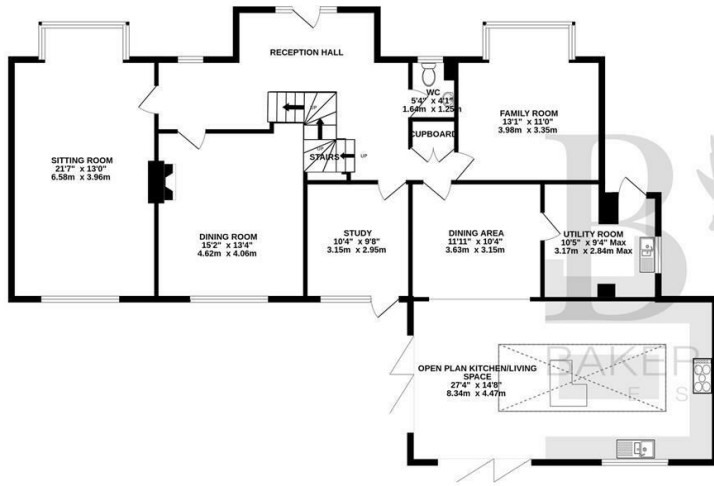
Flooding from Rivers and Sea - Very Low Risk

Flooding from Reservoirs Unlikely In This Area

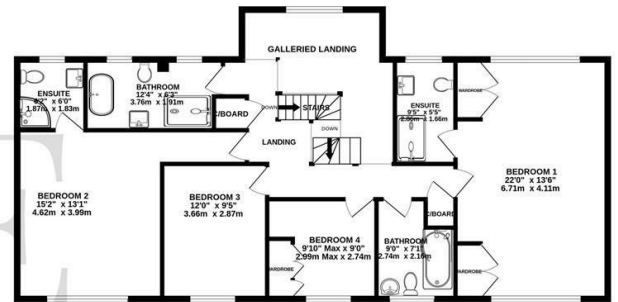
Flooding from Ground Water - Unlikely In This Area (details obtained from gov.uk long term flood risk search) - October 2025



GROUND FLOOR



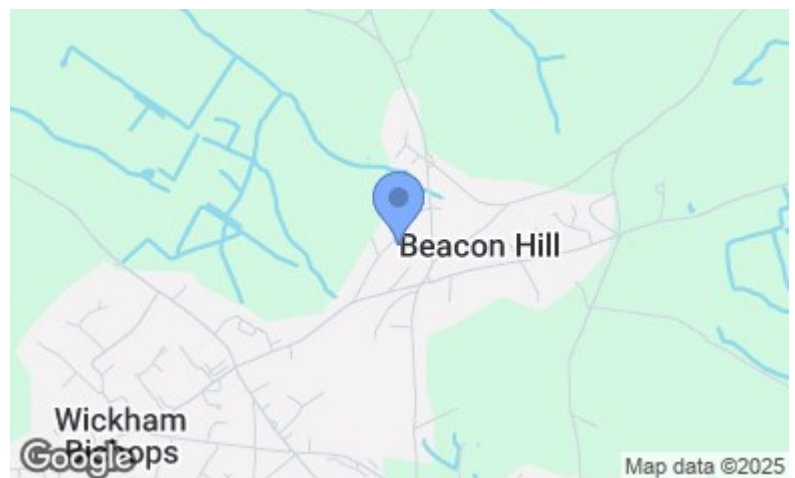
1ST FLOOR



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) <b>A</b>                          |                         |                         |
| (81-91) <b>B</b>                            |                         |                         |
| (69-80) <b>C</b>                            |                         |                         |
| (55-68) <b>D</b>                            |                         |                         |
| (39-54) <b>E</b>                            |                         |                         |
| (21-38) <b>F</b>                            |                         |                         |
| (1-20) <b>G</b>                             |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | 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) <b>A</b>                                              |                         |                         |
| (81-91) <b>B</b>                                                |                         |                         |
| (69-80) <b>C</b>                                                |                         |                         |
| (55-68) <b>D</b>                                                |                         |                         |
| (39-54) <b>E</b>                                                |                         |                         |
| (21-38) <b>F</b>                                                |                         |                         |
| (1-20) <b>G</b>                                                 |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC | 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.