



**Byron Drive, Wickham Bishops, CM8 3ND**

**Offers in excess of £750,000**





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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 study, snug, cloakroom and garage. From the snug with its window to the front, along with a door leading into the sitting room and further door to access to the downstairs cupboard. An opening from the snug leads into the kitchen breakfast room, which is fitted with a range of eye and base level cupboards and drawers beneath wood block work surfaces. Fitted appliances include double eye level oven, gas hob with extractor over and spaces for dishwasher and full height fridge. Beyond a further door leads to the dining room along with an opening to the utility. The utility room benefits from a door to the side elevation, eye and base level cupboards with spaces for appliances beneath, further space for full height freezer window to the front elevation and corner sink.

To the rear of the property the dining room has sliding doors leading to the rear garden, along with a further window. A door connects the dining room to the sitting room which has two windows overlooking the garden and a central fireplace with ornate surround and stone hearth. Leading back through the entrance hall the ground floor cloakroom is fitted with a low-level W.C. and wall mounted wash hand basin. Beyond is the study which has a window and single door leading out to the rear garden, ideal for those who work from home but would like to step outside or indeed allow clients to visit without entering your home. Completing the ground floor accommodation is a large hall cupboard and door to the integral garage which has an electric door and roof light.

To the first floor there are four double bedrooms, the principle bedroom is located to the rear and has a wide picture window overlooking the rear garden, fitted wardrobe with sliding doors and further benefits from an en-suite shower room. The en-suite is fitted with a walk-in shower enclosure and aqua panel wall coverings, wash hand basin set into a vanity unit with further storage adjacent and below and low-level W.C. Bedroom two is also located to the rear and has a large picture window to the rear also. Whilst bedroom three and four are both located to the front and double sized rooms. Completing the first floor is the family bathroom which is fitted with a panel enclosed bath, separate shower enclosure vanity wash hand basin and low-level W.C.

### Externally

To the front of the property there are two block paved driveways providing off street parking for a number of vehicles one of which

leads to the single garage with electric door whilst the second leads to the gated side access where further parking to the side and rear is located.

To the immediate side of the property an area of slab patio provides an area ideal for a motor-home or trailer parking and opens into the corner garden beyond. To the immediate rear of the property a paved terrace extends to the full width of the property and a semi raised planting boarder is established with plants to bring the garden into the foreground. Beyond the garden is mainly laid to lawn and enclosed by wood panel fences.

There is a timber constructed storage shed further area for composting and aluminium and glass greenhouse. A pathway leads back around from this area to the utility door which is one of three points of access to the home.

### 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 hair salons. 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 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

12'7" max x 10'4" (3.84m max x 3.15m)

### Sitting Room

20'5" x 11'11" (6.22m x 3.63m)

### Dining Room

17'1" x 11'11" (5.21m x 3.63m)

**Kitchen/Breakfast Room**

14'0" x 10'8" (4.27m x 3.25m)

**Utility Room**

14'0" x 5'10" (4.27m x 1.78m)

**Snug**

13'8" x 7'5" (4.17m x 2.26m)

**Study**

17'3" x 7'6" (5.26m x 2.29m)

**Cloakroom**

6'1" x 3'5" (1.85m x 1.04m)

**Bedroom One**

15'8" x 11'5" (4.78m x 3.48m)

**En-Suite**

11'5" x 5'5" (3.48m x 1.65m)

**Bedroom Two**

12'9" x 11'11" (3.89m x 3.63m)

**Bedroom Three**

12'10" x 10'3" (3.91m x 3.12m)

**Bedroom Four**

11'4" x 9'1" (3.45m x 2.77m)

**Bathroom**

12'0" x 8'1" (3.66m x 2.46m)

**Services**

Mains Electric

Gas Fired Central Heating

Mains Water

Mains Sewerage

Council Tax Band - E

Local Authority - Maldon District Council

Tenure - Freehold

EPC - C

Planning Applications in the Immediate Locality - Speak with selling agents.

Construction Type - We understand the property to be of a traditional construction with timber dormers to the front and rear. The property does not have step free access to the property.

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

Mobile Coverage - It is understood that the mobile phone service is available from O2 & EE (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

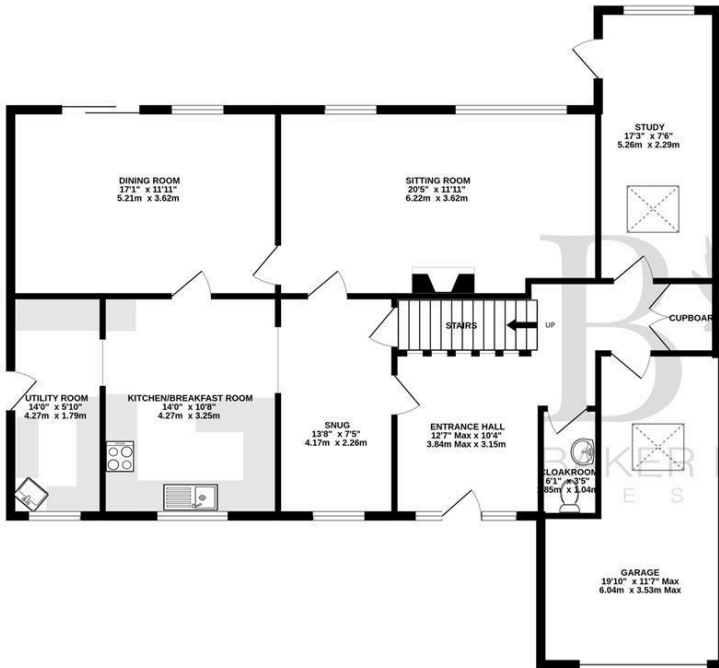
Flooding from Reservoirs Unlikely In This Area

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

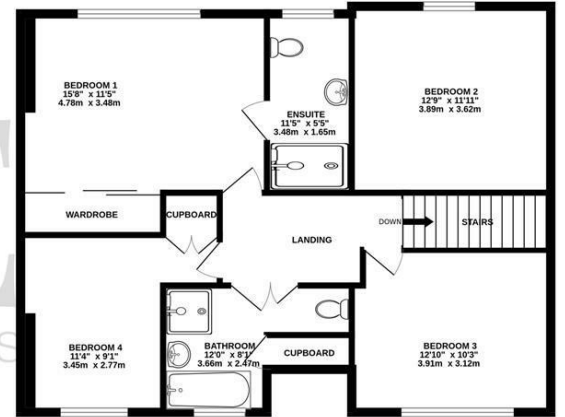




GROUND FLOOR  
1320 sq.ft. (122.6 sq.m.) approx.



1ST FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 2161 sq.ft. (200.8 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) <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 | <b>73</b> <b>81</b> |

| 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 |           |



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.