



**Grange Road, Wickham Bishops, CM8 3LT**

**Offers in excess of £800,000**





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### Some more information...

In need of a degree of modernisation the accommodation in brief comprises reception hall with 3 reception spaces, including a study, dining room and front to back sitting room. The spacious reception hall also provides access to the kitchen and ground floor shower room. To the first floor there are 5 bedrooms, a further dressing room, bathroom and en-suite shower room complete the first floor accommodation. Externally the property is located on an exceptional plot of 0.841 acres.

From the entrance door you enter the entrance hall where stairs rise to the first floor and doors give access to all rooms. The dual aspect sitting room has a window to the front a doors leading out to the rear terrace adjacent the dining room also has a picture window to the rear and single door to the terrace along with double doors leading into the kitchen breakfast room, which has windows to side and rear and door leading back to the reception hall. Completing the ground floor accommodation is the study with its window to the front along with the ground floor shower room, comprising shower enclosure low level W.C. and wash hand basin.

To the first floor the principle bedroom has a window overlooking the rear garden, fitted wardrobe and en-suite shower room, whilst the other four bedrooms are all double sized rooms. Completing the first floor accommodation is a dressing room with window to the front elevation and the family bathroom.

### Externally...

To the front of the property the in and out driveway gives way to the attached double garage. Gated access leads to the side of the property and around to the rear where a paved terrace where a further door to the rear of the garage along with a garden store are located. From the terrace steps lead down to an area of garden which is laid to lawn and enclosed by hedges, with a gap leading into the rear paddock. The paddock has a timber constructed stable block and to the centre a pond which outfalls along the boundary of the rear paddock.

### Location

Located in the village of Wickham Bishops, the property is located just 0.2miles to 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, Olivo's at The Chequers, along with health food shop, estate agents, nail salon and two hair salons. Located just 2.5miles 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 is located 4.2 miles from the property with its historic quay, Maldon also offers several independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 3.7 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

18'2" max x 13'0" max (5.54m max x 3.96m max)

### Study

11'10" x 9'0" (3.61m x 2.74m)

### Kitchen/Breakfast Room

16'1" x 13'11" (4.90m x 4.24m)

### Dining Room

16'11" x 11'10" (5.16m x 3.61m)

### Sitting Room

25'5" x 14'0" (7.75m x 4.27m)

### Ground Floor Shower Room

8'7" x 8'3" (2.62m x 2.51m)

### Bedroom One

16'4" x 14'7" (4.98m x 4.45m)

### En-Suite

10'2" x 7'11" (3.10m x 2.41m)

### Bedroom Two

15'8" x 12'0" (4.78m x 3.66m)

**Bedroom Three**  
12'7" x 9'5" (3.84m x 2.87m)

**Bedroom Four**  
12'7" x 8'11" (3.84m x 2.72m)

**Bedroom Five**  
12'0" x 10'4" (3.66m x 3.15m)

**Bathroom**  
11'10" x 9'4" (3.61m x 2.84m)

**Dressing Room**  
7'8" x 5'10" (2.34m x 1.78m)

**Double Garage**  
17'8" x 17'8" (5.38m x 5.38m)

**Boot Room**  
11'10" x 4'8" (3.61m x 1.42m)

**Services**  
Council Tax Band - G

Local Authority - Maldon District Council

Tenure - Freehold

EPC - D

Mains Heating

Mains Electric

Mains Water

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

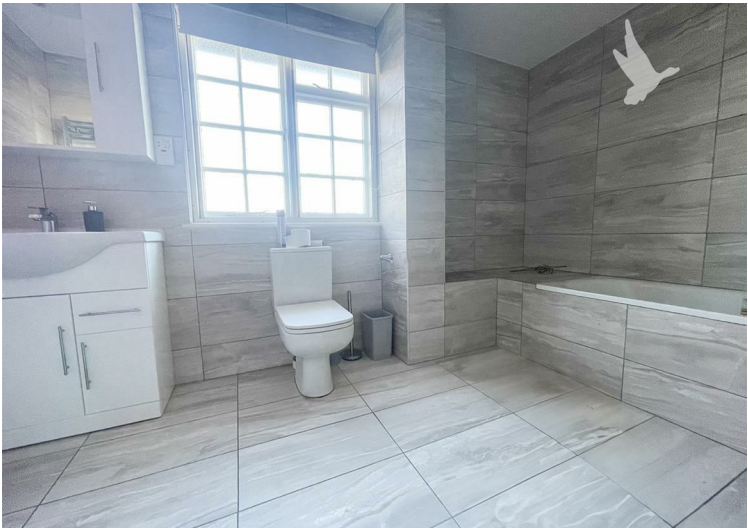
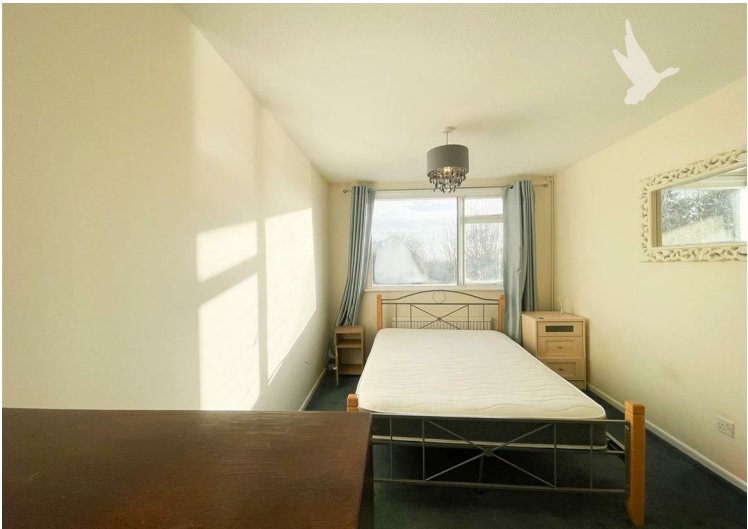
Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 (details obtained from Ofcom Mobile and Broadband Checker) – December 2025.

Construction Type - We understand the property to be of brick construction with a timber frame first floor. The property does not have step free access from the street to inside the property.

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

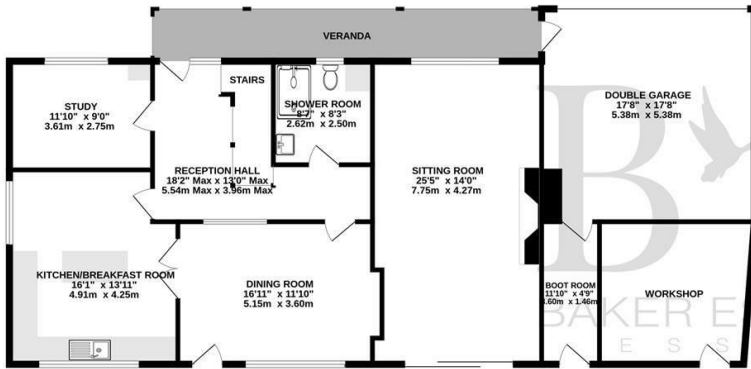
Flooding from Rivers and Sea - Very Low Risk  
Flooding from Surface Water - Very Low Risk  
Flooding from Reservoirs - Unlikely In This Area  
Flooding from Ground Water - Unlikely In This Area

**Workshop**

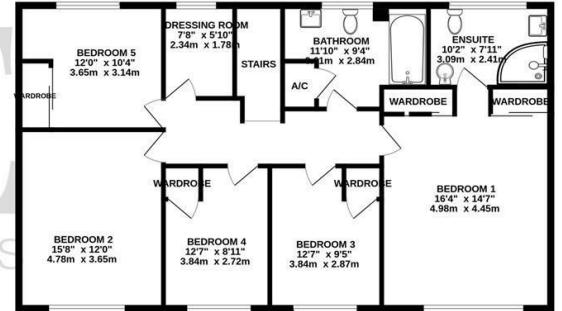




GROUND FLOOR  
1603 sq.ft. (148.9 sq.m.) approx.

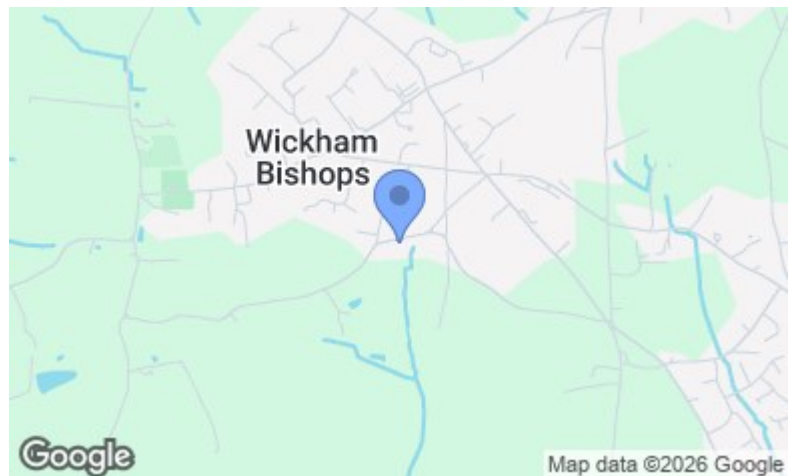
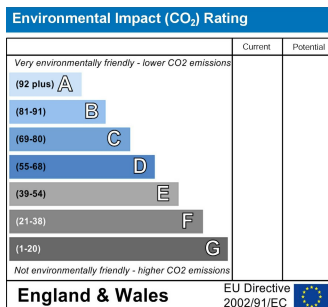
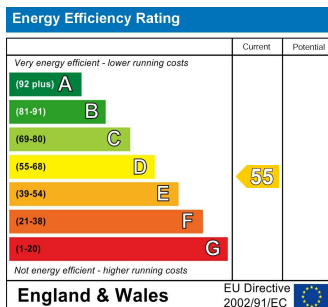


1ST FLOOR  
1107 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA : 2710 sq.ft. (251.7 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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