

Paul Mason Associates



Ishams Chase, Wickham Bishops, Essex, CM8 3LG
Offers in excess of £1,250,000

Location

Wickham Bishops is a highly sought after village, situated approximately 12 miles east of Chelmsford and 16 miles south of Colchester. This attractive semi-rural village is surrounded by open countryside and serviced by a network of villages providing a strong local community. There is a choice of schools in the area in both the public and private sector including Maldon Court Prep School, New Hall and Felstead. Excellent Grammar Schools can be found in both Chelmsford and Colchester. The area is ideal for those seeking semi-rural living within commutable distance to the city being approximately 4 miles from the A12 and within 3 miles of a mainline railway station located in the attractive market town of Witham.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

UPVC entrance door. Tiled flooring. Part glazed door for two :-

Reception Hall

Stairs to first floor. Radiator. Tiled flooring. Coved ceiling. Central heating thermostat.

Sitting Room

6.55m x 4.11m (21'6" x 13'6")
Double glazed window to front and double glazed sliding patio doors to rear leading to conservatory. Feature fireplace with wooden mantle and marble insert with provision for open fire. Coved ceiling. Wall light points. Radiator. Telephone point.

Dining Room

4.27m x 2.90m (14' x 9'6")
Double glaze window to rear. Coved ceiling. Radiator.

Conservatory

4.62m x 3.97m (15'1" x 13'0")
A splendid conservatory overlooking the well maintained gardens with double glazed windows to rear and side and French doors to side. Tiled flooring.

Kitchen/Breakfast Room

6.55m x 2.29m (21'6" x 7'6")
A triple aspect kitchen with double glazed windows to front side and rear. An extensive range of fitted units to base and eye level. Laminate roll top work surfaces incorporating 1 1/2 bowl stainless steel sink unit with mixer taps. Eye level double oven, ceramic hob with extractor hood over and integrated microwave. Part tiled walls. Radiator. Tiled flooring.

Rear Lobby

Double glazed door to rear leading to garden. Tiled flooring. Coved ceiling.

Utility Room

2.74m x 2.49m (9' x 8'2")
Double glaze window to side. Space and plumbing for washing machine and tumble dryer. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Fitted units to eye level. Tiled flooring. Coved ceiling. Part tiled walls. Radiator. Boiler room housing oil fired boiler and fuse box.

Cloakroom

Obscure double glaze window to side. Suite comprising low-level WC and vanity wash hand basin with storage cupboard below. Radiator. Tiled flooring. Tiled walls. Coved ceiling.

ANNEXE

Entrance Porch

Double glazed entrance door. Tiled flooring. Coved ceiling.

Inner Hallway

Built-in storage cupboard. Airing cupboard housing hot water cylinder. Laminate flooring. Coved ceiling. Loft access. Radiator.

Lounge

4.88m x 4.57m (16' x 15')
Double glazed window to side and double glazed sliding patio doors to rear. Laminate flooring. Coved ceiling.

Bedroom

4.88m x 3.51m (16' x 11'6")
Double glazed window to rear and side. Radiator. Coved ceiling. Large fitted wardrobe.

Kitchen

2.59m x 2.24m (8'6" x 7'4")
Double glazed window. A range of fitted units to base and high-level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Built-in oven with hob above extractor hood over. Radiator. Tiled flooring. Part tiled walls. Coved ceiling.

Bathroom

Obscure double glazed window to side. Suite comprising panelled bath with mixer taps, shower attachment and shower over. Low-level WC vanity wash hand basin with mixer taps the storage cupboard below. Chrome effect heated towel rail. Tiled walls. Coved ceiling. Tiled flooring.

FIRST FLOOR

Bedroom One

5.18m x 3.96m (17' x 13')
Double glazed window to rear. An extensive range of fitted furniture comprising numerous wardrobes, overhead storage units, bedside cabinets, chest of drawers and dressing table. Radiator. Door to :-

Ensuite Bathroom

Obscure double glazed window to front. Suite comprising panelled bath with hand holds, mixer taps and shower over. Low-level WC and vanity wash hand basin with mixer taps. Heated towel rail. Fully tiled walls.

Bedroom Two

4.27m x 3.43m (14' x 11'3)
Double glazed window to rear. Radiator. Fitted double wardrobe and chest of drawers.

Bedroom Three

3.56m x 2.90m (11'8 x 9'6)
Double glazed window to side. A range of built-in wardrobes to one wall. Coved ceiling. Airing cupboard housing hot water cylinder. Radiator.

Family Bathroom

Obscure double glazed window to side and front. Suite comprising panelled bath with hand holds, mixer taps and shower over. Low-level WC and pedestal wash hand basin. Heated towel rail. Fully tiled walls.

Landing

Double glazed window to front. Access to eaves storage area. Radiator. Stairs to ground floor.

EXTERIOR

Detached Double Garage

Up and over door to front. Power and light connected. Door to side leading to garden. Driveway to the front of garage providing ample off street parking.

Formal Gardens

The property boasts well maintained formal gardens in excess of half an acre, with lawned gardens and an array of mature flowers, trees and shrubs. Several private paved patio areas. An open aspect to the rear offering splendid views.

Separate Wooded Area

A separate wooded area in excess of half an acre, which could easily be adapted to suit ones own requirements.

Services

Oil central heating. Individual septic tank drainage.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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