

Paul Mason Associates



Beacon Hill, Wickham Bishops, Essex, CM8 3EA  
Offers in excess of £1,750,000



- Secluded 0.6 acre plot
- Master bedroom suite with balcony, dressing room and large ensuite
- Guest bedroom with ensuite
- Three further bedrooms plus a family bathroom
- Lounge and separate dining room
- Kitchen separate breakfast room, utility room with pantry and ground floor cloakroom
- Cinema room 26'11" x 23'4"
- Double garage
- Large outbuilding measuring 24'4" x 22'2"
- EPC - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Welcome to an exquisite haven of luxury and tranquillity, nestled in the heart of an established plot within the highly sought after village of Wickham Bishops. This unique residence is situated along a private road of just three properties approached via a large in-out driveway to the front.

A wonderful entrance hall finished with Amtico flooring provides access to the living space and a beautiful handmade oak staircase leading to the first floor. The triple aspect lounge delivers glorious views over the gardens with french doors that lead into the rear garden. The separate dining room, again with a delightful outlook, is adjacent to a fitted kitchen which is finished with granite work surfaces and features an electric AGA. A separate utility/laundry room is spacious and opens to a large walk-in pantry. To the rear of the property is a breakfast room with glazed doors to two sides that open to the rear garden and patio area. A separate staircase leads up to a capacious cinema room that measures 26'11" x 23'4" with numerous windows to the front and rear, as well as a vaulted ceiling.

The principal bedroom suite features an electronically operated glazed roof lantern that fully opens and provides a unique sky view and a natural cooling system for the main house. The bedroom also has its own balcony with views of the rear gardens, a walk-in wardrobe/dressing room and spacious ensuite with a five piece white suite including freestanding bath. A guest bedroom to the first floor includes fitted furniture and a fully tiled ensuite finished with a white suite. The first floor accommodation is completed with a further three bedrooms and a fully tiled family bathroom.

The residence is positioned on a large secluded plot, mostly lawned with a variety of established trees. To the rear of the plot there is a recently built detached multi use outbuilding measuring 24'4" x 22'2" with power connected. To the front is a double garage.

The property is being sold with NO ONWARD CHAIN



## Distances

A12 - 2.8 miles

Witham Train Station - 4.1 miles

Maldon High Street - 4.6 miles

Chelmsford City - 12.4 miles

London Stansted Airport - 25.4 miles

All mileages are approx.

## Location

The property is located along a private road on a secluded plot with popular village of Wickham Bishops. The village has a host of local amenities including convenience store, restaurants, tea rooms, library, village hall and sports field with tennis courts. Wickham Bishops offers wonderful walks through the local countryside, woodlands and river walks. Benton Hall is close by and is made up of a popular 18 hole golf course, a practice pitch and putt course, a well equipped gym with swimming pool, sauna and jacuzzi, as well as a bar and restaurant. The closes train station is at Witham and benefits from direct trains into London Liverpool Street which is on the Elizabeth Central, District and Circle underground line. The A12 is only a short drive with excellent road links to the M25 and central London. The market town of Maldon is approx. 4.6 miles away and is situated on the river Blackwater, providing excellent sailing activities ideal for the boating enthusiasts.

## Accommodation

### GROUND FLOOR

#### Entrance Hall

#### Lounge

7.78m x 4.20m (25'6" x 13'9")

#### Dining Room

4.21m x 3.49m (13'9" x 11'5")

#### Cinema Room

8.21m x 7.12m (26'11" x 23'4")

#### Kitchen

5.72m x 3.83m (18'9" x 12'6")

#### Breakfast Room

3.75m x 3.08m (12'3" x 10'1")

#### Utility Room

3.94m x 2.86m (12'11" x 9'4")

#### Cloakroom

### FIRST FLOOR

#### Landing

#### Guest Bedroom

5.20m x 4.22m (17'0" x 13'10")

#### Ensuite

### Bedroom

4.69m x 4.20m (15'4" x 13'9")

### Bedroom

4.20m x 3.01m (13'9" x 9'10")

### Bedroom/Study

2.44m x 2.29m (8'0" x 7'6")

### Family Bathroom

## SECOND FLOOR

### Principal Bedroom

6.10m x 6.37m > 4.29m (20'0" x 20'10" > 14'0")

### Balcony

### Dressing Room

5.27m x 2.14m (17'3" x 7'0")

### Ensuite

## EXTERIOR

### Front Garden

### Double Garage

5.54m x 4.93m (18'2" x 16'2")

### Rear Garden

### Outbuilding

7.44m x 6.76m (24'4" x 22'2")

## Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Sceptic tank

Heating - Oil

Local Authority - Maldon

## 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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.





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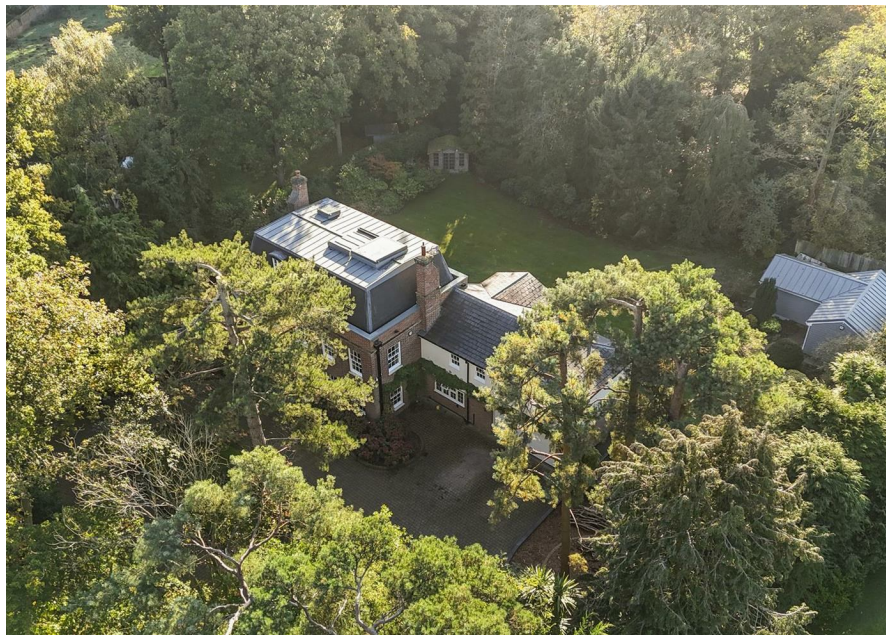
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