



Cornerways Church Road, Wickham Bishops , CM8 3LA
Price £1,000,000

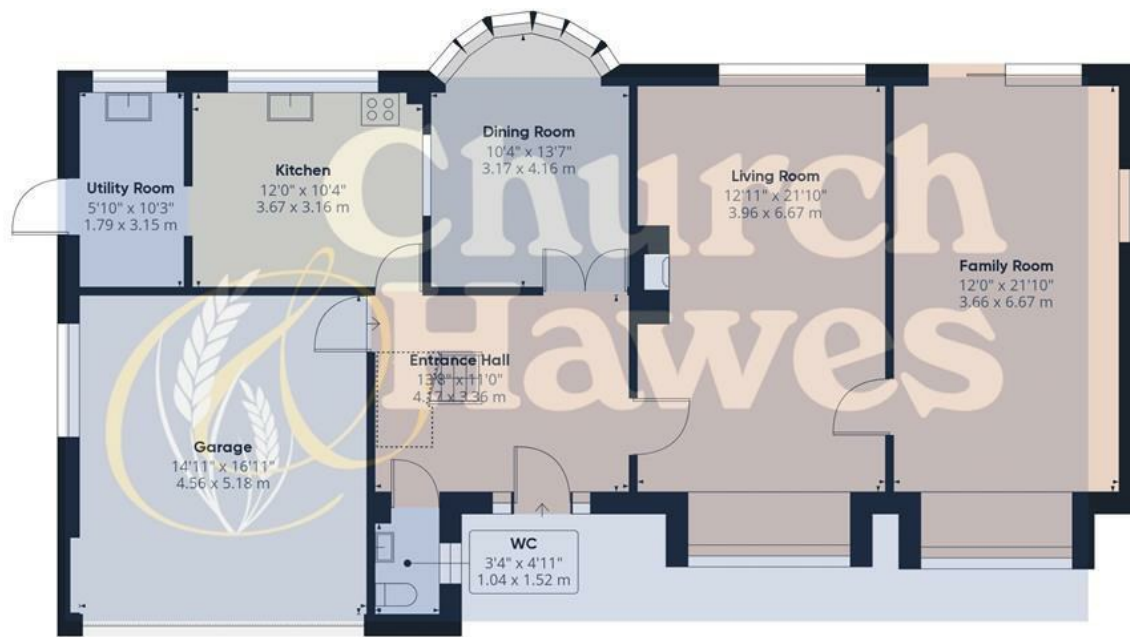
Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A SUBSTANTIAL DETACHED FAMILY HOME LOCATED WITHIN EASY REACH OF WICKHAM BISHOPS VILLAGE CENTRE. This Five Bedroom property has been tastefully modernised by the current sellers and boasts accommodation of approximately 2246 sqft. To the First Floor Bedroom 1 benefits from an opulent En-suite with the remaining four bedrooms being serviced by the Family Bathroom. The extensive Ground Floor of this stunning residence incorporates Three Reception Rooms in the form of a dual aspect Living Room, Dining Room and triple aspect Family Room. The Entrance Hall affords further access to the Cloakroom, integral Garage and Kitchen which also boasts an adjoining Utility Room. Externally, the plot measures approx. 0.3 acres with a Private Garden to the rear which includes a range of established trees and shrubs and a bark lined children's play area. To the front, the property features a generous block paved Driveway which leads to the Garage with electric car charging point with a further lawned area to the side.

The property itself is approximately 3.4 miles from Witham's mainline station and within the catchment area for the highly regarded Great Totham School.



Floor 0



Floor 1

Approximate total area⁽¹⁾
 2245.57 ft²
 208.62 m²

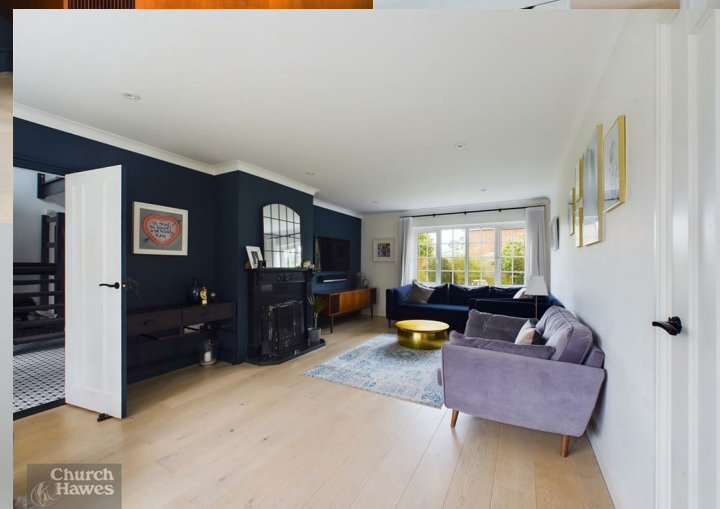
Reduced headroom
 23.74 ft²
 2.21 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Bedroom 15'10 x 13'7 (4.83m x 4.14m)

Two double glazed windows to rear, double glazed window to side, two radiators, coved to ceiling, two double fitted wardrobes, high quality wood effect flooring, door to:

En-Suite 10'2 x 6'2 (3.10m x 1.88m)

Obscure double glazed window to side, tiled shower with rainfall shower and handheld attachment, wash hand basin with mixer tap, low level w.c., tiled floor.

Bedroom 11'8 x 10'6 (3.56m x 3.20m)

Double glazed window to rear, two double wardrobes with sliding doors, radiator, coved to ceiling.

Bedroom/Study 13'1 x 8'0 (3.99m x 2.44m)

Two double glazed windows to front, radiator, two double wardrobes, painted floorboards.

Bedroom 10'11 x 8'5 (3.33m x 2.57m)

Double glazed window to front, radiator, coved to ceiling.

Bedroom 8'5 x 8'1 (2.57m x 2.46m)

Double glazed window to front, radiator, coved to ceiling.

Bathroom 8'0 x 6'10 (2.44m x 2.08m)

Obscure glazed window to rear, suite comprising corner bath with mixer tap and shower attachment, low level w.c., wash hand basin with shelving below, radiator, coved to ceiling.

Landing

Double glazed window to front, radiator, double cupboard, return staircase to ground floor with timber banister and glazing.

Entrance Hall 13'9 x 11'10 (4.19m x 3.61m)

Entrance door to front with full length double glazed windows to sides, radiator, tiled floor, coved to ceiling, doors to further accommodation including:

Living Room 21'10 x 12'11 (6.65m x 3.94m)

Double glazed bow window to front, double glazed window to rear, feature fireplace with open fire, radiators, wood effect flooring, coved to ceiling and door to:

Family Room 21'10 x 12'0 (6.65m x 3.66m)

Double glazed windows to front and side, double glazed sliding door to rear, radiator, part wood effect flooring, coved to ceiling.

Dining Room 13'7 x 10'4 (4.14m x 3.15m)

Double glazed bay window to rear, radiator, wood effect flooring, serving hatch to Kitchen, coved to ceiling.

Ground Floor Cloakroom 4'11 x 3'4 (1.50m x 1.02m)

Obscure double glazed window to side, low level w.c., wash hand basin with mixer tap, radiator, wood effect flooring.

Kitchen 12'0 x 10'4 (3.66m x 3.15m)

Double glazed window to rear, radiator, serving hatch to Dining Room, range of matching eye and base level units, 1 1/2 bowl sink drainer unit with mixer tap set into work surface, breakfast bar, space for cooker, wood effect flooring, door to:

Utility Room 10'3 x 5'10 (3.12m x 1.78m)

Double glazed window to rear, part obscure double glazed door to side, wall mounted boiler, space for American Style Fridge/Freezer, space and plumbing for dishwasher and washing machine, stainless steel sink with mixer tap, low level units, wood effect flooring.

Integral Double Garage 16'11 x 14'11 (5.16m x 4.55m)

Up and over door to front, power and light connected, double glazed window to side.

Exterior

Rear Garden

Seating areas to rear and once side, mainly laid to lawn with a range of established borders, bark lined Children's Play Area, Greenhouse, Timber Shed, outside tap, fenced to boundaries, timber gate to:

Frontage

Block paved driveway leading to double garage and electric charging point, lawned area to one side, range of planting areas, pathway extending to entrance.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

