



Kelvedon Road, Wickham Bishops , Essex CM8 3LY
Price £1,350,000

Church & Hawes

Est. 1977

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IDEALLY LOCATED WITHIN THE HIGHLY DESIRABLE VILLAGE OF WICKHAM BISHOPS IS THIS STUNNING FIVE BEDROOM DETACHED HOME SET IN A PLOT APPROACHING 0.5 acres STLS. The property has been tastefully modernised creating a delightful blend of old and new which could be your "forever home".

To the First Floor of the main dwelling, this enviable residence features a Principle Bedroom Suite incorporating a Juliette Balcony overlooking the Garden with walk in wardrobe and opulent En-Suite. Further First Floor accommodation incorporates three further bedrooms, one with En-suite with the remaining two Bedrooms sharing access to an additional Shower Room (with the smaller bedroom currently functioning as a Dressing Room).

The Fifth Bedroom is a relatively new addition which is located above the Double Garage, it benefits from a further En-Suite and could function perfectly as an Annexe or Guest Suite.

The extensive Ground Floor is accessed by a generous Reception Hall leading to additional accommodation including the Study and Kitchen/Family Room which overlooks the extremely well stocked Garden. Further reception rooms include a Dining Room and Living Room with gas effect log burner set into a red brick fireplace. The remainder of the Ground Floor comprises a Utility Room and Ground Floor Cloakroom.

Externally, the property affords ample Parking on the shingle Driveway with two entrances and also provides access to the Double Garage. The fabulous South West Facing Garden benefits from a range of paved seating areas with well stocked borders and a pathway leading to the Garden Room which affords the luxury of a log burner and electric heating allowing it to be comfortable in the winter months.

The property has in place further planning permission granted for an additional Living Area connected to the house by a glazed link which would be located to the rear of the property that would allow the occupant to further enjoy the stunning Garden. EPC Rating: E, Council Tax: G



Bedroom 14'4 x 12'3 + 5'11 x 4'11 (4.37m x 3.73m + 1.80m x 1.50m)
Juliette balcony to rear, velux window to side, radiator, door into Walk-in wardrobe and:

En-Suite 11'8 x 7'6 (3.56m x 2.29m)
Leaded light double glazed window to rear, heated towel rail, freestanding bath with freestanding mixer tap and shower attachment, double tiled shower with screen, rainfall shower and further attachment, wash hand basin with mixer tap and vanity unit, w.c., tiled floor.

Walk-in Wardrobe 6'10 x 4'10 (2.08m x 1.47m)
Range of hanging rails

Bedroom 12'2 x 12'0 (3.71m x 3.66m)
Leaded light double glazed window to rear, radiator, door into:

En-Suite 8'4 x 5'5 (2.54m x 1.65m)
Leaded light double glazed window to side, heated towel rail, tiled shower unit with rainfall shower and further attachment, low level w.c., wash hand basin with mixer tap and drawer unit below, tiled floor,

Bedroom 11'8 x 11'4 (3.56m x 3.45m)
Leaded light double glazed window to front, door into:

Shower Room 9'10 x 7'10 (3.00m x 2.39m)
Leaded light double glazed window to front, heated towel rail, tiled shower unit, wash hand basin with mixer tap and vanity unit, w.c., tiled floor door into:

Bedroom/Dressing Room 10'1 x 7'9 (3.07m x 2.36m)
Leaded light double glazed window to front, radiator, fitted storage cupboard, airing cupboard

Landing 14'3 x 4'1 + 5'7 x 3'7 (4.34m x 1.24m + 1.70m x 1.09m)
Radiator, exposed beams, doors to first floor accommodation and stairs down to:

Reception Hall 12'3 x 11' (3.73m x 3.35m)
Leaded light double glazed window to front, feature red brick fireplace, tiled floor, under stairs storage cupboard, radiator, door to:

Porch
Part leaded light glazed Entrance door to frontage.

Study 12'2 x 10'11 (3.71m x 3.33m)
Leaded light double glazed window to front, radiator, feature fireplace, door to Living Room.

Kitchen/Family Room 24'8 x 14' (7.52m x 4.27m)
Double glazed bifold doors to rear, double glazed window to rear, tiled floor, larder cupboard, space for American style Fridge/Freezer, space for range cooker with extractor above, integrated dishwasher, range of units, granite work surface, with inset sink drainer unit with mixer tap, door to Utility and:

Dining Room 14'4 x 12'4 (4.37m x 3.76m)
Leaded light double glazed windows to side and rear, radiator, exposed beams to ceiling.

Living Room 19'2 x 16'1 (5.84m x 4.90m)
Two leaded light double glazed windows to front, leaded light double glazed window to side, radiator, feature fireplace with a gas burner.

Rear Hall 6'10 x 3'1 (2.08m x 0.94m)
Double glazed door to rear, radiator.

Utility Room 12'8 x 7'11 (3.86m x 2.41m)
Leaded light double glazed window to rear, part obscure double glazed door to rear, leaded light double glazed window to front, part double glazed door to front Leading to (a useful recycling/bin area), oil fired boiler, storage cupboard, tiled floor, range of units, space and plumbing for washing machine, sink drainer unit with mixer tap, doors to Garage, stairs to Guest Suite and door to:

Ground Floor Clookroom 4'2 x 3'10 (1.27m x 1.17m)
Double glazed window to side, low level w.c., wash hand basin with tiled splash back and vanity unit, heated towel rail, tiled floor.

Annexe/Guest Suite

Bedroom 11'10 x 11'4 (3.61m x 3.45m)
Leaded light double glazed window to front, radiator, door to:

En-Suite 15'2 x 4'8 (4.62m x 1.42m)
Leaded light double glazed window to front, velux window to ceiling, heated towel rail, part tiled floor, tiled shower unit, wash hand basin with tiled splash back and vanity unit, low level w.c..

Integral Double Garage 17'11 x 17'1 (5.46m x 5.21m)
Two electric roller doors to front, door into Utility Room, power and light connected

South West Facing Rear Garden
Commences with paved patio area with further raised, paved area, range of established planting areas with a wealth of shrubs, access to front via side gate from both sides of the house, oil; tank, mainly laid to lawn with shingle pathway extending to rear of Garden accessing:

Garden Room 16'1 x 14'9 (4.90m x 4.50m)
Windows to front, side and rear with roll up PVC doors to be able to use the space all year round, red brick fireplace with log burner, tiled floor, power, ethernet point, lights and two wall mounted electric heaters.

Frontage
Substantial shingle driveway providing parking for several vehicles, access via gate to recycling storage area, hedging to front boundary, access via two entances with driveway extending to Entrance and Garage.

Planning Notes
Planning has been approved for a further living area in the garden to be access from the Kitchen, this was granted at the same time as the addition of the guest suit. Plans available if required. View online: <https://publicaccess.maldon.gov.uk/online-applications/> Planning Reference Application 21/00008/HOUSE

- Local amenity information**
- Benton Hall Golf & Country Club - 2 Miles, 5 Minute Drive.
 - Great Totham Primary School - Ofsted Rating Good. 0.3 Miles - 5 Minute Walk.
 - The Green Man Pub - Outstanding Country Pub. 0.5 Miles - 8 Minute Walk
 - The Bull and Willow Room Pub - 0.7 - 10 Minute Walk
 - The Prince Of Wales Pub - 0.7 - 10 Minute Walk
 - Olios Italian Restaurant - 0.5 - 8 Minute Walk
 - Mrs Salisbury Tea Room - 0.3 - 5 Minute Walks
 - 1st Beacon Hill Scout Group - 0.2 - 4 Minute Walk
 - One Stop Convenience Store and Post Office - 0.3 - 5 Minute Walk.
 - Wickham Bishops Village Hall, which includes Activities, Clubs and Societies including The Art Society, Badminton Club, Bridge Club, Children's & Toddlers Nursery, Theatre Performances, Dance Academy, Drama Club, Community Cinema, Football Clubs, Gardening Society, Jazz Club, Tai Chi, Wine Club and the Wickham Bishops Tennis club.

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.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾3036.61 ft²282.11 m²

Reduced headroom

125.5 ft²11.66 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.

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