

CHERRY
HALL



Cherry Hall Blacksmiths Lane, Wickham Bishops , Essex CM8 3NR
Price £1,695,000

Church & Hawes




Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NESTLED IN THE DELIGHTFUL VILLAGE OF WICKHAM BISHOPS, LIES A TRULY REMARKABLE PROPERTY AT BLACKSMITHS LANE. This immaculate six-bedroom detached home features not only six reception rooms (including the Garden Bar) but also four bathrooms, offering ample space for luxurious living. The Principal Bedroom boasts views of the Garden from the Juliette Balcony and is serviced by a dressing room and En-Suite. The remainder of the first floor boasts three further bedrooms and two additional shower rooms. The second floor includes two bedrooms that share a bathroom. The Reception Rooms are currently configured to serve as a Sitting Room, Living room, Dining room, Piano Room, Study and Garden Bar but could be rearranged to create an ideal space for any occupant. Spanning an impressive 4,502 square feet (including the Garage), this house exudes grandeur that is sure to captivate any discerning buyer. The property features a LUTRON lighting system in most rooms, professionally designed to create the perfect ambience. Additionally, the garden lighting is seamlessly incorporated into the landscaping, enhancing the outdoor space's beauty. Convenience meets sustainability with an electric vehicle (EV) charger and air conditioning in both the kitchen and Garden bar area, ensuring comfort throughout the year. The property is equipped with an automatic lawn sprinkler and irrigation system, making maintenance effortless. For added security, the house is fully alarmed and features CCTV coverage, providing peace of mind for you and your loved ones. Parking will never be an issue, as there is space for approximately 12 vehicles. The electric cantilever front gate which adds a touch of sophistication to the property. The outdoor kitchen BBQ room and Garden Bar are perfect for entertaining guests or enjoying al fresco dining in the beautiful surroundings. In conclusion, this delightful village property offers a harmonious blend of luxury, comfort, security and simply must be viewed.

EPC: B



 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	<p>Approximate total area⁽¹⁾</p> <p>4502.11 ft² 418.26 m²</p> <p>Reduced headroom</p> <p>230.99 ft² 21.46 m²</p>
 <p>Floor 2 Building 1</p>	 <p>Floor 0 Building 2</p>	
 <p>Floor 0 Building 3</p>	 <p>Floor 0 Building 4</p>	

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Second Floor

Bedroom 21'5 x 18'1 (6.53m x 5.51m)
Velux windows to side and rear, semi pitched ceiling, wood flooring.

Bedroom 14'9 x 13'1 (4.50m x 3.99m)
Velux window to rear, full length storage cupboard.

Bathroom 10'3 x 8'2 (3.12m x 2.49m)
Velux window to side, white suite comprising freestanding bath with mixer tap, w.c., wash hand basin with mixer tap, heated towel rail, under floor heating, part tiled to walls and tiled floor.

Second Floor Landing 13'5 x 8'6 (4.09m x 2.59m)
Velux window to side, boiler cupboard, feature chandelier, stairs down to:

First Floor Landing 31'6 x 8'11 (9.60m x 2.72m)
Double glazed window to front, storage cupboard, feature chandelier cascading to a glass floored area, doors to further accommodation including:

Principal Suite

Bedroom 15'10 x 15'1 (4.83m x 4.60m)
Double glazed sash windows to side and rear, Juliette Balcony to rear, two radiators, door to:

Inner Hall
Double storage cupboard door to walk-in wardrobe and:

En-Suite 12'5 x 8'1 (3.78m x 2.46m)
Obscure glazed sash window to rear and side, two heated towel rails, under floor heating, Jack and Jill sink units with storage below, freestanding bath with mixer tap, w.c., tiled walk in shower, fully tiled.

Dressing Room 9'9 x 8'2 (2.97m x 2.49m)
Obscure double glazed sash window to side, radiator, fitted with a range of hanging rails and drawer units.

Remainder of the First Floor

Bedroom 13'5 x 11'9 (4.09m x 3.58m)
Two double glazed sash windows to rear, radiator, door to:

En-Suite 8'0 x 6'0 (2.44m x 1.83m)
Obscure double glazed sash window to side, heated towel rail, walk-in Shower, low level w.c., wash hand basin with mixer tap, fully tiled, under floor heating.

Bedroom/Dressing Room 13'6 x 11'11 plus walk-in shoe closet (4.11m x 3.63m plus walk-in shoe closet)
Two double glazed sash windows to front, range of fitted shelves and hanging rails door into walk-in wardrobe.

Bedroom 13'6 x 12'6 (4.11m x 3.81m)
Two double glazed sash windows to front, radiator, door into:

Shower Room 9'9 x 8'2 (2.97m x 2.49m)
Shower Room 9'9 x 8'2 (2.97m x 2.49m)
Two obscure glazed sash windows to side, under floor heating, heated towel rail, w.c., walk-in shower unit, wash hand basin with mixer tap.

Ground Floor
Under floor heating throughout

Entrance Hall 31'2 x 9'0 (9.50m x 2.74m)
Double entrance door to front with double glazed window above, wood flooring, part glass ceiling to Landing, under stairs storage cupboard with comms and electrical consumer unit, doors to further accommodation including:

Sitting Room 13'5 x 12'6 (4.09m x 3.81m)
Two double glazed sash windows to front, feature fireplace, part wood paneled to walls, bespoke fitted book shelves with storage below.

Study 9'11 x 8'10 (3.02m x 2.69m)
Two double glazed sash windows to side, wood flooring, range of fitted office furniture.

Cloakroom 5'7 x 3'11 (1.70m x 1.19m)
Black Gerberit no touch w.c., black wash hand basin with sensor tap and vanity unit, part mirrored to walls, tiled to the remainder of the walls and floor.

Living Room 18'5 x 13'7 (5.61m x 4.14m)
Two double glazed sash windows to front, feature fireplace, wood flooring, semi open plan to:

Piano Room 13'6 x 11'10 (4.11m x 3.61m)
Double doors to Dining Room, wood flooring.

Dining Room 14'10 x 10'3 (4.52m x 3.12m)
Double glazed bifold doors to rear, lantern window to ceiling, tiled floor, semi open plan to:

Kitchen/Living Area 24'4 x 21'1 (7.42m x 6.43m)
Two sets of double glazed double doors to rear, double glazed bifold doors to rear, double glazed sash window to side, tiled floor, bespoke fitted kitchen with integrated full length fridge and freezer, two ovens with draw warmers below, integrated microwave oven and steamer oven, integrated dishwasher, island with breakfast bar, 1 1/2 bowl sink drainer unit with mixer tap set into work surface, range of matching units, air conditioning, door into:

Utility Room 9'11 x 8'5 (3.02m x 2.57m)
Part double glazed door to side, range of matching units with stainless steel sink/drain unit set into work surface. space and plumbing for washing machine and space for dryer, water softener under sink, tiled floor.

Exterior
Plot approximately 0.33 acres.

Rear Garden
Commences with a porcelain paved seating area with block paved edging, this extends to both sides and provides access to the frontage, the garden is mainly laid to lawn with a range of established planting borders and timber shed to rear, fenced to boundaries, to one side of the terrace there is a pergola covered al fresco dining area which boast pleasant views to the water feature/pond. This leads to the Garden Bar and:

Outdoor Kitchen 9'9 x 6'0 (2.97m x 1.83m)
Electric Roller doors to front, stainless steel kitchen with sink, power and light connected, with extractor fan, tiled floor.

Garden Bar 21'3 x 11'7 (6.48m x 3.53m)
Double glazed bifold doors to front, wooden floor, power and light connected, air conditioned, fitted bar.

Frontage
Indian granite stone set driveway with electric cantilever front gate, the driveway extends to the rear garden and property entrance also providing access to:

Detached Double Garage 18'5 x 16'5 (5.61m x 5.00m)
Wickham Bishops is located on the Blackwater Ridge. The village itself offers extensive amenities including: convenience store, Hairdressers, Beauty Salon, Village Hall, Library, playing fields and Tennis Courts. Also located within the village are Olio at The Chequers is a popular Italian Restaurant and Mrs. Salisbury's tea room Wickham Bishops is approximately three miles from Witham, which has a main line station with services to London and Ipswich. The village is also within easy access to the A12.

Location
Wickham Bishops village centre, includes a local shop and post office, restaurant, tea room and beauty salon There is also a village tennis club and village hall. Nearby is open countryside.Wickham Bishops is a delightful village with a fantastic community. There is a regular bus service to nearby towns of Witham and Maldon.

If you are looking for a local primary School Great Totham has a fantastic reputation.

The village of Wickham Bishops is a popular location within North Essex and has an active community for all age groups. The village is well served by local amenities, notably the Church of St Bartholomew's, village hall, library, One-Stop general store with Post Office, doctor's surgery, restaurant and two nearby Public Houses. There is also a sports field with a cricket club, football teams and tennis courts.

Agents Note & Money Laundering
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 themselves 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

