

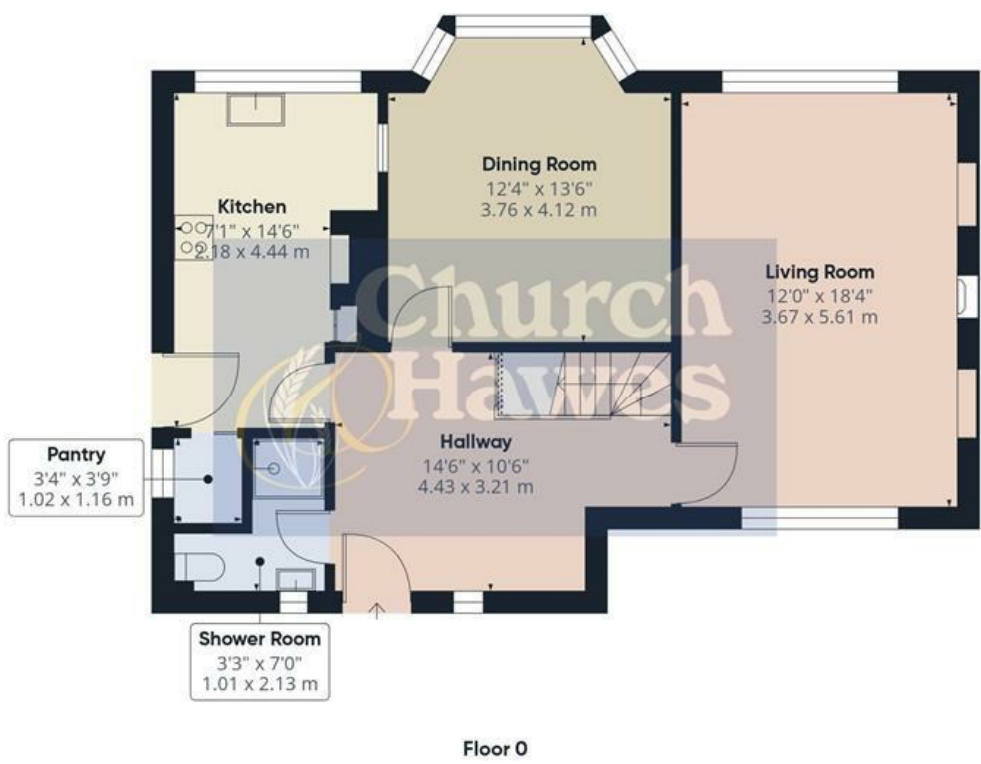


Church

Pingles Beacon Hill, Wickham Bishops , Essex CM8 3EA
Price £850,000

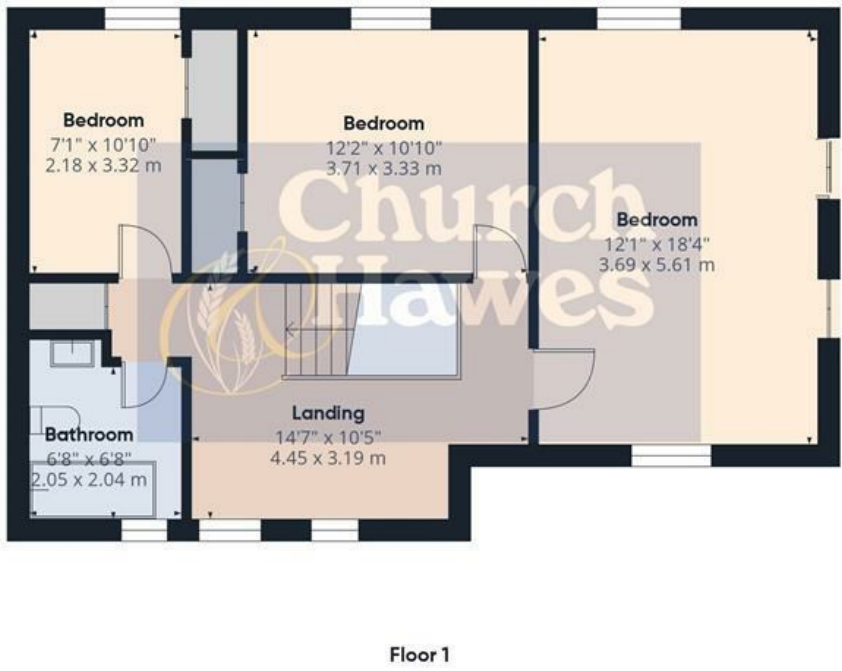
Nestled in the highly sought-after village of Wickham Bishops, this individual three-bedroom detached family home offers a unique & rare opportunity for those seeking a tranquil lifestyle. Set on an impressive approx 0.6-acre plot, the property boasts ample outdoor space, ideal for families and those who enjoy gardening along with outdoor activities. Upon entering, you will find two generous reception rooms that provide a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a comfortable flow throughout with three well-proportioned bedrooms plus first floor bathroom along with ground floor shower room. The charm of this property is enhanced by its location in Beacon Hill, a picturesque area known for its community spirit and beautiful surroundings with local amenities close by, this property offers a wonderful opportunity for families looking to settle in a friendly village environment. Energy Efficiency Rating E. Council Tax Band G.





Approximate total area⁽¹⁾
1337 ft²
124.2 m²

Reduced headroom
0 ft²
0.1 m²



(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Bedroom 1 18'4 x 12'1 (5.59m x 3.68m)
Double glazed windows to front & rear, two radiators, two built in storage cupboards.

Bedroom 2 12'2 x 10'10 (3.71m x 3.30m)
Double glazed window to rear, radiator, built in storage cupboard.

Bedroom 3 10'10 x 7'1 (3.30m x 2.16m)
Double glazed window to rear, radiator, built in storage cupboard.

Bathroom
Obscure double glazed window to front, towel radiator, bathroom suite comprising of low level w.c, wash hand basin, roll top bath with mixer tap and shower attachment.

Landing
Two double glazed windows to front, radiator, access to loft space, airing cupboard, stairs leading down to:

Entrance Hallway
Entrance door, double glazed window to front, radiator, under stairs storage cupboard, telephone point, doors to:

Ground Floor Shower Room
Obscure double glazed window to front, ladder towel radiator, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit.

Living Room 18'4 x 12' (5.59m x 3.66m)
Double glazed windows to front & rear, radiator, brick fireplace.

Dining Room 13'6 x 12'4 (4.11m x 3.76m)
Double glazed bay window to rear, radiator, coved to ceiling.

Kitchen 14'6 x 7'1 (4.42m x 2.16m)
Double glazed window to rear, door to side, radiator, pantry/storage cupboard, built in oven, four ring hob, extractor hood, space for washing machine, sink unit with mixer tap set into worksurfaces, range of fitted base and wall mounted units, tiled splash backs, floor standing boiler.

Garage approx 18'6 depth x 9'7 width (approx 5.64m depth x 2.92m width)
Up and over door, power and light connected.

Rear Garden
Commencing with patio leading to lawned formal garden area, outside tap, front access gate, range of mature trees, log store, oil storage tank, mainly laid to lawn.

Frontage
Driveway providing ample off road parking.

Agents Note, Money Laundering & Referrals
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 and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

