



**Grange Road, Wickham Bishops, CM8 3LT**  
**Guide price £325,000**



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### Some More Information

From the entrance door you enter the entrance porch where a further door leads into the sitting room, with window to the front elevation, central brick fireplace, and further door leading to the inner lobby. From the inner lobby area stairs rise to the first floor and a door leads to the family bathroom comprising panel enclosed bath with shower over, low level W.C. and vanity wash hand basin. Beyond is the open plan kitchen dining sitting room, space which is fitted with a range of base level cupboard beneath quartz work surfaces and inset butler sink. The kitchen area gives way to the open plan dining living space, which is fully vaulted and has a large glazed window to the rear with French doors leading out to the rear garden.

To the first floor there are two bedrooms, with bedroom one having a window to the front elevation where there are distant views over the immediate countryside and across towards Maldon and beyond. Bedroom two is located to the rear and benefits from views over the rear garden whilst also giving access to the over stairs storage cupboard.

### Externally

To the front of the property there is a stepped pathway from the road leading up to the porch, which is flanked on one side by an area of lawn and the other a shared raised boarder.

To the rear the garden commences with a brick paved patio area to the immediate rear before steps leads up to the balance of the garden which has a central brick path flanked on either side by lawn and enclosed by wood panel fences.

To the immediate rear of the formal garden area an area of shingle which then gives way to further area of parking which in total provides off street parking for 3 vehicles accessed from the shared driveway.

### Location

Located in the village of Wickham Bishops, the property is located just 0.2 miles to the community village hall, which offers a range of classes, clubs and activities as well as having a children's play area within the grounds. The village of Wickham Bishops also offers Library, village shop and Post Office, Mrs

Salisbury's Tea Rooms, Olio's at The Chequers, along with health food shop, estate agents, nail salon and two hair salons. Located just 2.5 miles from the property is Benton Hall, Golf, Health and Country Club, which offers not only an 18-hole championship golf course as well as the "Bishops" par 3, 9-hole course. The health club offers various classes along with indoor swimming pool, gymnasium and spa facilities.

The nearby town of Maldon is located 4.2 miles from the property with its historic quay, Maldon also offers several independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 3.7 miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

### Entrance Hall

### Sitting Room

12'1" x 11'7" (3.68m x 3.53m)

### Bathroom

6'6" x 5'5" (1.98m x 1.65m)

### Kitchen Area

11'7" x 7'11" (3.53m x 2.41m)

### Open Plan Sitting/Dining Room

11'8" x 10'2" (3.56m x 3.10m)

### Bedroom One

12'3" x 11'10" (3.73m x 3.61m)

### Bedroom Two

8'10" x 6'6" (2.69m x 1.98m)

### Services

Council Tax Band - B

Local Authority - Maldon District Council

Tenure - Freehold

EPC - D

Electric Heating

Mains Electric

Mains Water

Private Drainage

Broadband Availability - Ultrafast broadband via Openreach & Gigaclear with speeds to 1000mbs (August 2025).

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 (details obtained from Ofcom Mobile and Broadband Checker) – August 2025.

Construction Type - We understand the property to be of brick construction with brick and blockwork single storey vaulted extension to the rear. The property does not have step free access from the street to inside the property.

Flood Risk - Data Taken from Gov.UK Flood Map.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

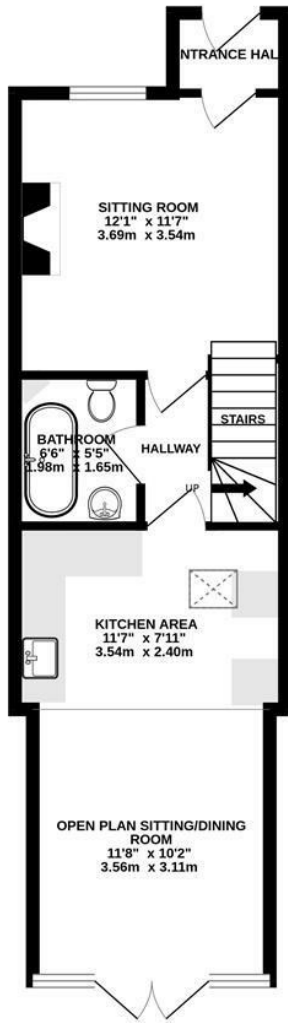
Flooding from Reservoirs - Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area



GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR  
213 sq.ft. (19.8 sq.m.) approx.



**B E**  
BAKER ESTATES  
ESSEX

TOTAL FLOOR AREA: 649 sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>68</b>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.