



**TREWITHEN, 37B CHURCH ROAD**

Wickham Bishops, CM8 3JZ

**Guide price £800,000**

**DAVID  
BURR**



## Trewithen, 37b Church Road, Wickham Bishops, Witham, Essex, CM8 3JZ

Trewithen is an attractive detached family home situated in a popular road within this well served and sought after North Essex village. The property offers immaculately presented accommodation of a versatile nature that is suitable for a wide variety of modern lifestyles.

An impressive oak framed porch leads to a glazed and panelled front door which opens to the inviting and spacious reception hall, which has a tiled floor, stairs rising to a half landing with a window, and a useful storage cupboard beneath. The principal reception rooms are all accessed via the hall, and the sitting room benefits from a dual aspect with views to the front and rear garden, and has sliding patio doors accessing a terrace making it ideal for family entertaining. There is a feature marble fire surround with column edges and an inset gas burning stove and marble hearth which provides a focal point. The dining room is situated to the rear of the property overlooking the back garden and provides the perfect formal entertaining space with coving to the ceiling and a dado rail.

The third reception room is situated to the front of the property and has a dual aspect overlooking the front garden and would make an ideal playroom or study, and has attractive oak flooring and a large walk in storage cupboard.

The kitchen/breakfast room is accessed via a glazed oak door and is situated at the rear of the property overlooking the garden via a large window. This is extensively fitted with a bespoke 'Stormer' German kitchen with integral appliances to include a Neff oven and grill, 6 ring Neff gas hob with an extractor hood above, a Blanco sink and a filtered water and boiling tap. The house water system is completely softened except for the main drinking tap in the kitchen (supplied from the mains). There are appealing Quartz worktops with upstands and a substantial breakfast bar and a range of concertina fronted cupboards. A bi-folding glazed oak door accesses the practical utility room which is fitted with the same 'Stormer' units as the kitchen with a Belfast sink within a granite worktop, further wall and floor mounted units, plumbing for a washing machine and space for a tumble dryer. There is tiled flooring throughout the kitchen/breakfast room and utility room with the latter benefitting from a door to the rear terrace. A solid oak door leads to a lavishly appointed shower room which has a large walk in shower cubicle, wall mounted 'Duravit' sink with vanity unit beneath and a matching WC.

The first floor is equally appealing with the attractive half landing staircase open into the landing which has a large linen cupboard with shelving and a further storage cupboard. The principal bedroom is situated to the rear of the property overlooking the garden with attractive roofline views. A door opens to a useful storage cupboard and a panelled door accesses a lavishly appointed ensuite bathroom which is fully tiled to dado height and has a wall mounted jacuzzi sink within a recess, matching WC and oak effect flooring. The second bedroom is situated to the rear of the property and has a full range of built in wardrobes with mirror fronted doors and a further useful storage cupboard. The two remaining double bedrooms are situated to the front of the property over looking the lane, and one has a useful built in wardrobe. These three bedrooms are served by a well-appointed shower room which is fully tiled to dado height, has a quadrant shower cubicle, a vanity unit with an oval sink and storage beneath, matching WC and oak flooring.

### Outside

The property is approached via a paved drive which provides parking for numerous vehicles, and in turn leads to the detached single garage which is equipped with power, light and an electric up and over door. The property is screened by mature yew hedging to the front abutting the lane and there is an impressive oak tree providing a large amount of shade. There are densely stocked herbaceous borders next to the house which provide year round colour and interest, adjacent to which are neatly manicured areas of lawn. The path leads to the porch beyond which is the front door and rear access is afforded on one side of the property via pedestrian gates with a storage shed on the other.

The rear garden is a true delight and has a full width Limestone terrace running the entire length of the house which provides the perfect family entertaining space. Beyond this are neatly manicured areas of lawn which are flanked by densely stocked herbaceous borders which boast a variety of bulbs, perennials and evergreen shrubs. There is an appealing fountain feature to the centre of the lawn and to the westerly side is an attractive 6 x 8 'Rhino' greenhouse adjacent to which are vegetable beds. At the very rear of the garden are limestone steps which leads to a secluded seating area which benefits from a south and easterly aspect. The main patio area enjoys the afternoon and evening sun.

The well presented accommodation comprises:

Superb sought after village location	Delightful landscaped garden
Immaculately presented detached home	Large entertaining terrace
Stunning German Stormer kitchen	Extensive parking
Three reception rooms	Detached garage
Four double bedrooms, one en-suite	

### Location

Wickham Bishops is a charming village with various amenities to include a village shop and post office, tennis club and sports field, library, nursery school, village hall, Health Foods shop, tea room, St Bartholomew's church and a village pub. A short drive away is Shut Heath Wood for walks and Benton Hall Health Club which offers golf, an indoor swimming pool, gym and spa facilities.

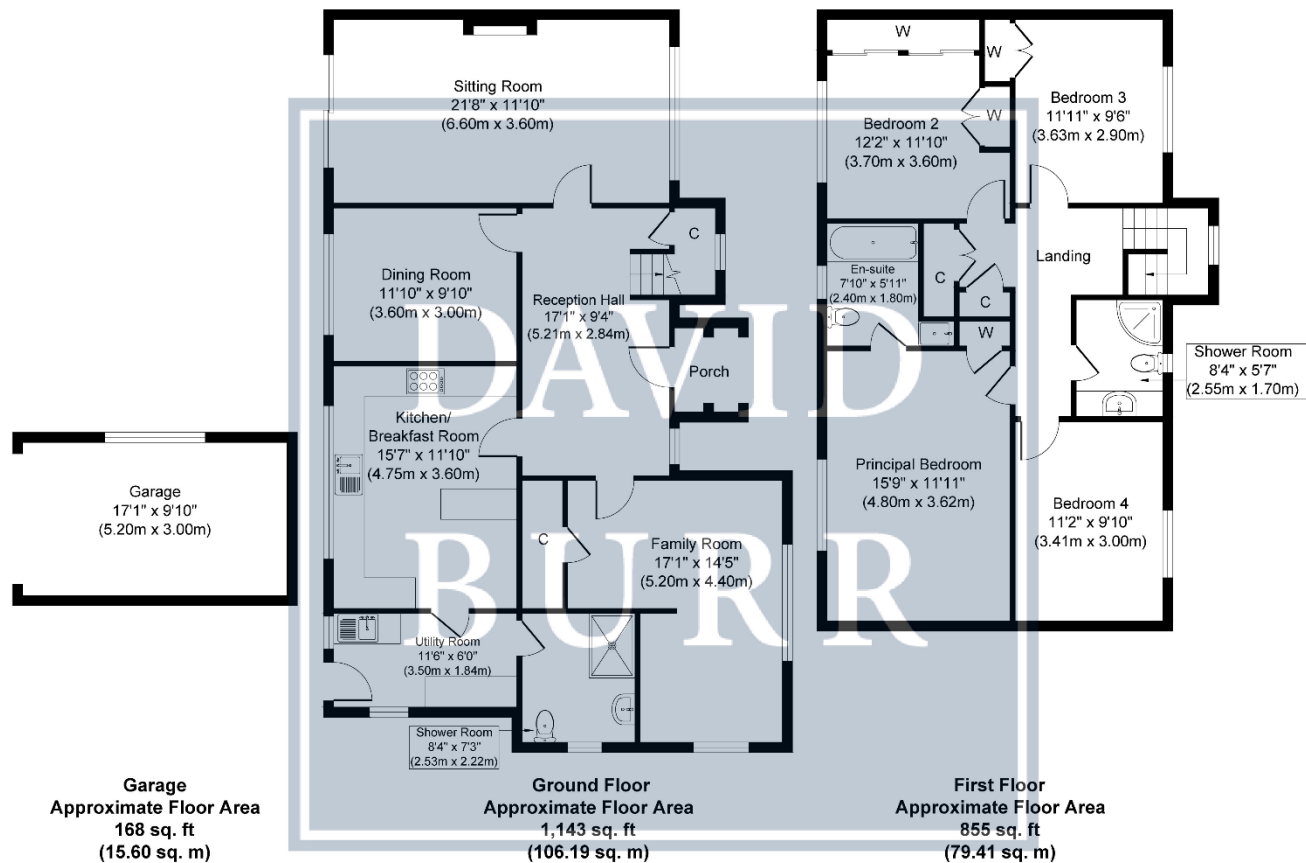
Witham is a short drive from the property and provides more extensive facilities such as primary and academy schools, cafes and restaurants, train station and various well known superstores. A train from Witham to London Liverpool Street takes on average 45 minutes. Maldon is 4 miles away and has a hospital, nature reserve, petting zoo, many restaurants and further superstores.

### Access

Chelmsford 12 miles	Colchester 16 miles
Maldon 4 miles	Witham 3 miles
Braintree 10 miles	M25 J28 approx 30 minutes
Stansted Airport approx 35 minutes	







Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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### Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: C Council tax band: F

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2 & Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Maldon District Council (01621) 854 477.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

### Contact details

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