BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS

Arbour Lane, Wickham Bishops, CM8 3NS

Offers in excess of £800,000

5 2 3

Arbour Lane, Wickham Bishops, CM8 3NS
Offers in excess of £800,000

Some More Information

From the entrance door you lead into the glazed porch where a further door gives access to the reception hall which provides access to the ground floor spaces. The sitting room runs from front to rear with a semi-circular bay window to the front elevation and window to the rear overlooking the garden, whilst to the centre of the room there is a fireplace with stone surround and hearth with inset multi-fuel burner. A pair of sliding doors lead from the sitting room to the formal dining room which in turn has sliding patio doors leading to the uPVC conservatory constructed upon a brick plinth with glazed roof and door to the side.

Adjacent to the dining room is the kitchen which is fitted with a range of eye and base level cupboards and drawers beneath the worktops, space for a range cooker and is completed by the matching extendable dining table. A further door leads from the kitchen to the utility room where there is a wall mounted gas central heating boiler along with further inset sink with space for two appliances beneath. A door to the side leads out to the rear garden along with a further internal door leading to the double width garage with up and over door and fibreglass roof. Completing the ground floor accommodation is the cloakroom with a low level w.c. and wall mounted wash hand basin.

Open tread stairs lead from the reception hall to the first floor where the landing provides access to all five bedrooms. Bedroom one has two windows to the rear along with an obscure window to the side, twin fitted wardrobes with a door between leading to the en-suite shower room. The en-suite is fully tiled and fitted with a shower cubicle with thermostatic bar mixer shower, low level w.c. and pedestal wash hand basin, completing the room is a linen and storage cupboard. Bedroom two also has a window overlooking the rear garden and is a double sized bedroom, whilst bedrooms three, four and five are also double rooms, all with windows to the front. Completing the first-floor accommodation is the main bathroom which comprises corner bath low level w.c. and pedestal wash hand basin, with an obscure window to the rear elevation.

Externally

To the front of the property the tegular block paved driveway which leads to the integral double garage is flanked by an area of mature tree and shrub planting. The side pathway is gated to the front and leads to the well-established rear garden, which is dissected into a number of different areas, commencing with the paved terrace to the immediate rear of the property, ideal for outdoor dining or a pot garden. This gives way to areas of formal lawns which seamlessly blend with the flower, shrub and hedge planting. Towards the centre of the garden the semi-mature wild meadow setting is planted to create and nurture a habitat for butterflies and bees along with a wildlife pond surrounded by a rockery.

Throughout the garden there are a number of fruit trees, an area set aside for vegetable and salad planting whilst towards the foot of the garden there is a greenhouse, shed and a summer house, along with some mature trees screening the property from the rear. This is an area we understand that the previous owners had proposed the construction of a single storey property, however no planning permission was ever sought in respect of this. To the side of the property behind the baker estates board is a rain water collection facility and a further greenhouse. The exceptional grounds and gardens here offer spaces of sunlight and shade throughout the day and the well stocked beds and planting areas really make this garden something to be seen and admired.

Location

Centrally positioned in the village of Wickham Bishops, the property is located just 350m from both the community village hall, & Tennis Courts, the former offering a range of classes, clubs and activities as well as having a children's play area within the grounds whilst the Tennis Club benefits from four all weather tennis courts and football pitches beyond. The village of Wickham Bishops also benefits from an active parish Church, Library, village shop and Post Office, together with Mrs Salisbury's Tea Rooms, Health Food shop, Estate Agents, beauty and hair salons. Located just 1.5miles from the property is Benton Hall, Golf, Health and Country Club, which offers not only an 18 hole championship golf course but also the "Bishops" par 3, 9 hole course. The adjoining health club offers various classes along with indoor swimming pool, gymnasium and spa facilities. Fern House doctors surgery also offer the option for patients to book appointments at their Wickham Bishops surgery which is currently available on Monday mornings.

The nearby town of Maldon wth its historic quay is located 4miles from the property. Maldon also offers a number of independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.5miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station along with connections to the A12 heading both North and South. Bus services run through to Maldon, Witham and beyond, for those seeking private or grammar education, many offer private mini-bus services to the village.

Porch

8'2" x 3'9" (2.49m x 1.14m)

Reception Hall

12'2" x 11'10" (3.71m x 3.61m)

Cloakroom

4'9" x 3'9" (1.45m x 1.14m)

Sitting Room

22'8" x 12'0" (6.91m x 3.66m)

Dining Room
10'5" x 9'5" (3.18m x 2.87m)

Conservatory
12'0" x 10'1" (3.66m x 3.07m)

Kitchen
11'9" x 10'5" (3.58m x 3.18m)

Utility Room
10'5" x 6'0" (3.18m x 1.83m)

Bedroom One
13'5" x 12'5" (4.09m x 3.78m)

En-Suite
9'1" x 5'11" (2.77m x 1.80m)

Bedroom Two
11'3" x 10'7" (3.43m x 3.23m)

Bedroom Three
15'0" x 9'0" (4.57m x 2.74m)

Bedroom Four
11'9" x 8'5" (3.58m x 2.57m)

Bedroom Five
9'7" x 8'11" (2.92m x 2.72m)

Bathroom
7'7" x 6'9" (2.31m x 2.06m)

Double Garage
18'0" x 14'8" (5.49m x 4.47m)

Services
Council Tax Band - G

Local Authority - Maldon

Tenure - Freehold

EPC - C

*Mains Electric
*Mains Water
*Mains Gas
*Mains Drainage

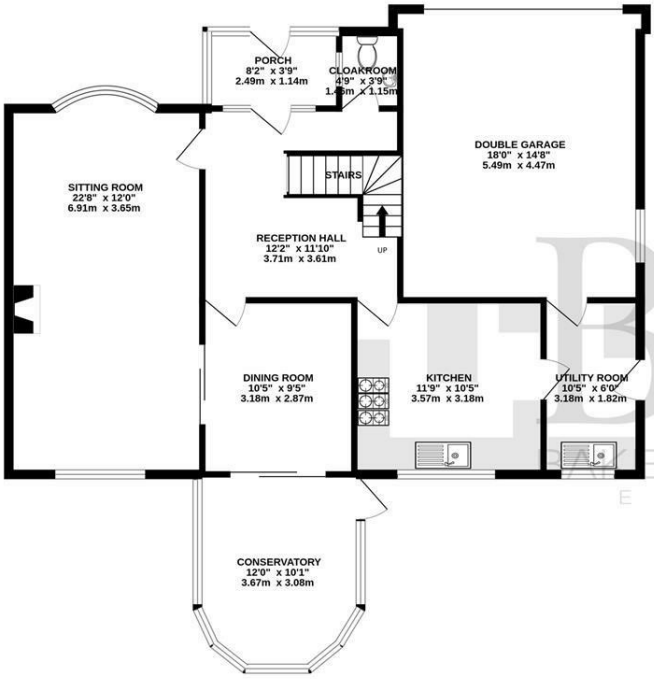
* Construction Type - We understand the property to be predominantly of brick & block construction and has step free access to the front.

Broadband Availability - Ultrafast Broadband Available with speeds up to 1000mbps (details obtained from Ofcom Mobile and Broadband Checker) - March 2025.

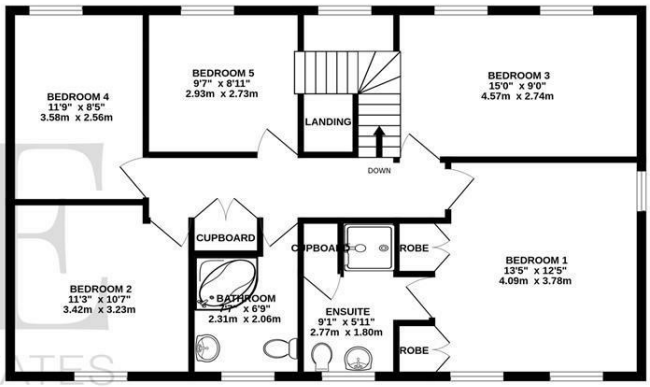
Mobile Coverage - It is understood that available mobile service in the area is provided by O2 (details obtained from Ofcom Mobile and Broadband Checker) – March 2025.

Flooding from Surface Water, Rivers and Sea - Very Low Risk
Flooding from Reservoirs Unlikely In This Area
Flooding from Ground Water - Unlikely In This Area (details obtained from gov.uk long term flood risk search) - March 2025

GROUND FLOOR
1149 sq.ft. (106.7 sq.m.) approx.

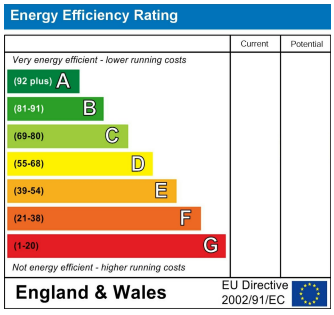


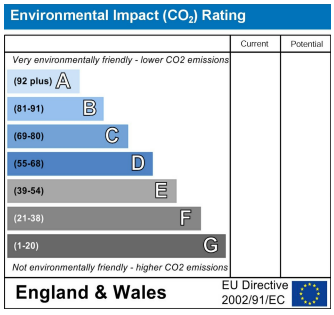
1ST FLOOR
886 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 2035 sq.ft. (189.1 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.
Made with Metropix ©2025





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

34 The Street, Wickham Bishops, Essex, CM8 3NN
Tel: 01621 333 765
Email: sales@baker-estates.co.uk

The Property Ombudsman