



2 Beech Green, Wickham Bishops , CM8 3NH  
Guide price £700,000

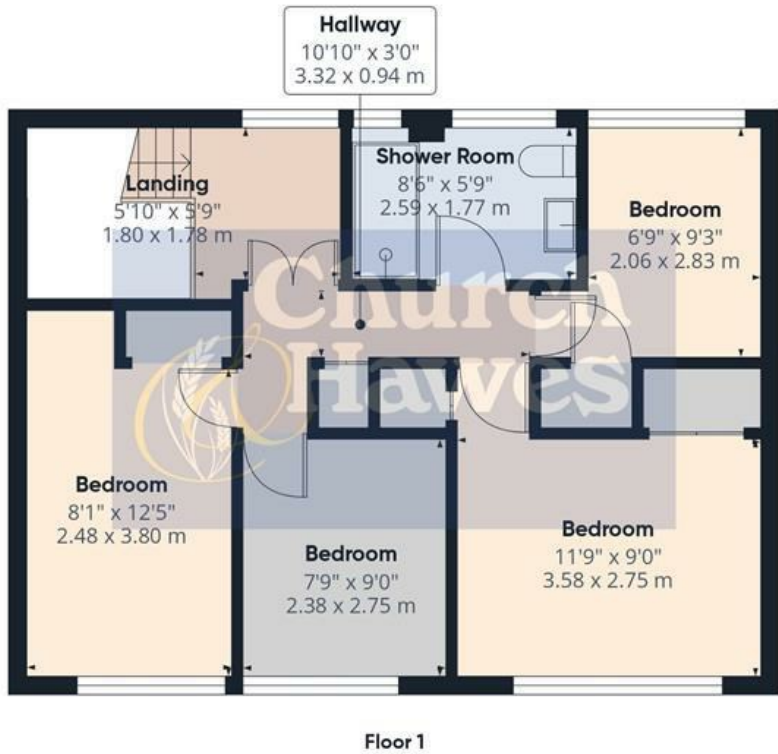
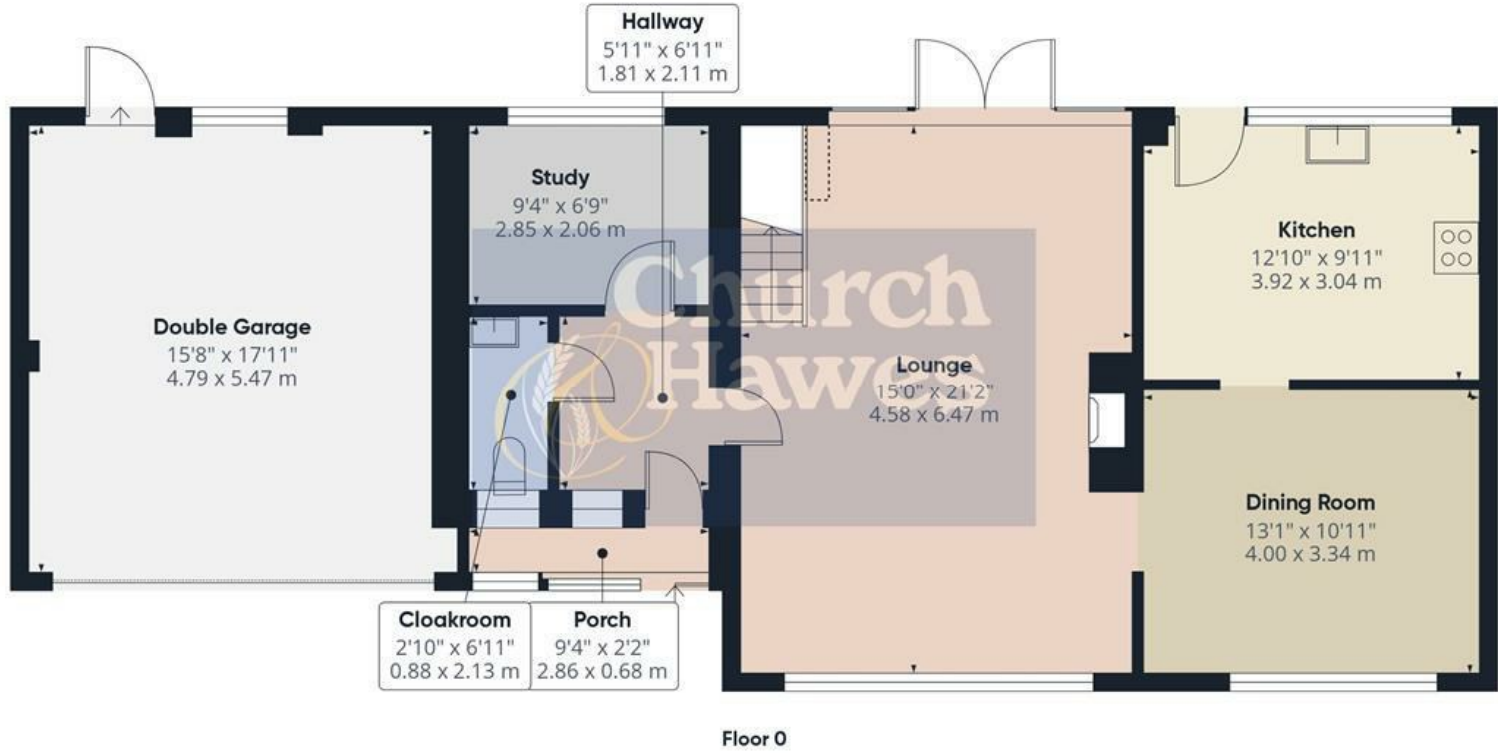
**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents

Nestled in the charming Beech Green turning in Wickham Bishops, is this delightful home that has been lived in by the current owners since 1983. This offers a stunning opportunity for those seeking a spacious family home with the possibility of extending (Subject to relevant permissions). Woodstock is located in a tranquil turning of just five properties, this residence offers both privacy and a sense of community.

The property boasts four bedrooms, providing ample space for family living or accommodating guests. The three reception rooms are perfect for entertaining or relaxing with parquet flooring, allowing for versatile use of space to suit your lifestyle. The shower room is conveniently situated, ensuring ease of access for all. The double garage offers generous storage options or the potential for a workshop. The location is particularly appealing, as it is just a short distance from the village centre, where you can enjoy local amenities and the vibrant community atmosphere.

One of the standout features of this home is the beautiful garden which is unoverlooked with mature shrubs and bushes. This house is not just a home; it is a wonderful opportunity to embrace a lifestyle in a picturesque setting. With its combination of space, convenience, and charm, this property is sure to attract interest. Do not miss the chance to make this delightful house your new home. Council Tax F. Energy Efficiency Rating E. PLEASE SEE AGENTS NOTE re Building works.





Approximate total area<sup>(1)</sup>

1565 ft<sup>2</sup>

145.5 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

0.3 m<sup>2</sup>

(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.

GIRAFFE360

**Main Bedroom 11'9 x 9' (3.58m x 2.74m)**

Pvc double glazed window, radiator. Built in wardrobes and cupboard.

**Bedroom 2 12'5 x 8'1 (3.78m x 2.46m)**

Pvc double glazed window, radiator. Built in bedroom furniture including wardrobes and cabinets.

**Bedroom 3 9'3 x 6'9 (2.82m x 2.06m)**

Pvc double glazed window, radiator. Built in wardrobe and cupboard.

**Bedroom 4 5'10 x 5'9 (1.78m x 1.75m)**

Pvc double glazed window, radiator.

**Shower Room**

Pvc double glazed window, ladder style radiator. Three piece white suite comprising of wc, wash hand basin with cabinets under, Walk in shower cubicle with shower system. Tiled to walls.

**Landing**

Airing cupboard, access to loft. Double doors to further landing with pvc double glazed window and radiator. Stairs down to ground floor.

**Entrance Porch**

Sliding pvc double glazed doors into porch and connecting door to

**Entrance Hall**

Pvc double glazed window, radiator. Doors to

**Cloakroom**

Pvc double glazed window, two piece suite comprising of wc and wash hand basin,

**Study 9'4 x 6'9 (2.84m x 2.06m)**

Pvc double glazed window overlooking garden. radiator.

**Lounge 21'2 x 15' (6.45m x 4.57m)**

Dual aspect with Pvc double glazed large picture windows to front and rear, three radiators. Door to dining room.

**Dining Room 13'1 x 10'11 (3.99m x 3.33m)**

Pvc double glazed window, radiator., laminate flooring. Through to

**Kitchen 12'10 x 9'11 (3.91m x 3.02m)**

Pvc double glazed window, selection of base and wall cabinets with integrated fridge, Bosch oven, hob and extractor fan. Sink and drainer unit with mixer tap. Door to rear garden.

**Rear Garden**

This beautiful garden is well stocked with flower and shrubs, patio area. Two sheds, outside tap and lights. Access to side leading to the frontage.

**Frontage**

Ample parking on the driveway leading to double garage, with lawned garden.

**Double Garage**

Remote opening door, window and door to garden. Power and lighting.

**Agents Note regarding building works**

We understand from the vendors that works were carried out in 2006 by Bakers of Danbury due to subsidence. This was carried as an insurance claim. The schedule of works and certificate of structural adequacy provided to the vendor is available on request.

**Area Description**

Wickham Bishops is located on the Blackwater Ridge. The village itself offers extensive amenities including: convenience store, Hairdressers, Beauty Salon, Village Hall, Library, Extensive playing fields and Tennis Courts.

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.

**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.

