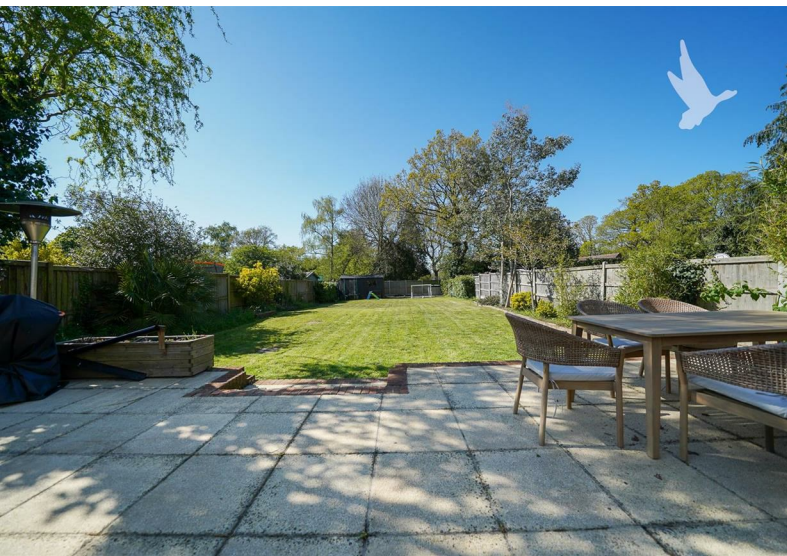




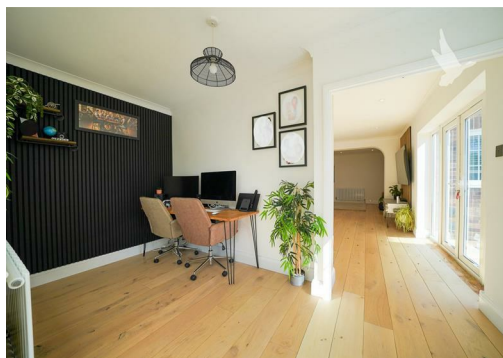
Wellands, Wickham Bishops, CM8 3NF

Guide price £600,000



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Some More Information

From the entrance door you enter the entrance hall where stairs rise to the first-floor doors give access to the dining room, sitting room and ground floor cloak room which comprises window the front elevation, W.C., and vanity wash hand basin. The dining room benefits from two windows to the front elevation and a further window to the side, with a door leads into the kitchen. The kitchen is fitted with a range of eye and base level cupboards and drawers beneath rolled edge work surfaces with space for range cooker and washing machine along with integrated dishwasher. A further door leads from the kitchen into the utility room where there is a window to the side and door leading to the rear garden, along with space for an American Fridge Freezer. Back through the entrance hall a door gives access to the sitting room which has been extended to create a much larger room and has an inset wood burner and French doors leading to the rear paved terrace, at the foot of the sitting room twin doors lead into a study area with window to the side and into the conservatory beyond which is of uPVC construction and also has French doors leading to the rear terrace.

To the first floor there are four bedrooms with bedroom one having dual aspect windows overlooking the rear garden whilst bedrooms two and three are both double rooms with uPVC windows and bedroom four is a single sized room, which has two roof lights to the side elevation. The family bathroom comprises W.C. wash hand basin, dual ended bath and separate shower enclosure completing the bathroom is an airing cupboard containing the gas central heating boiler.

Externally

To the front of the property there is an area of raised lawn with off street parking provided upon the gravel driveway, double gated access leads to the side of the property which intern leads to the former single width garage which has been converted to provide a gym but could offer a number of different uses from a studio to a children's play space.

To the immediate side and rear of the property there is a paved terrace with steps leading down to the rear garden which is mainly laid to lawn. To the foot of the garden is a further area of paving which extends to the full width of the rear garden, with a timber constructed shed located upon.

Location

Centrally located in the village of Wickham Bishops, the property is located just 0.3miles from 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, along with Health Food shop, Estate Agents, nail salon and two hair salons. Located just 1.2miles 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 with its historic quay offers a number of independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.4miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

Entrance Hall

Dining Room

14'0" x 12'4" max (4.27m x 3.76m max)

Kitchen

14'8" x 7'8" (4.47m x 2.34m)

Utility Room

8'3" x 3'10" (2.51m x 1.17m)

Sitting Room

27'4" max x 14'2" max (8.33m max x 4.32m max)

Study

12'10" x 6'7" (3.91m x 2.01m)

Conservatory

13'0" x 11'8" (3.96m x 3.56m)

Bedroom One

13'0" x 11'8" (3.96m x 3.56m)

Bedroom Two

11'5" x 9'9" (3.48m x 2.97m)

Bedroom Three

16'0" max x 12'6" max (4.88m max x 3.81m max)

Bedroom Four

11'5" x 9'9" (3.48m x 2.97m)

Bathroom

8'9" x 8'0" (2.67m x 2.44m)

Services

Council Tax Band - D

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - C

Broadband Availability - Ultrafast Fibre Broadband Available with speeds up to 1000mbps (details obtained from Ofcom Mobile and Broadband Checker) - April 2026.

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 & EE (details obtained

from Ofcom Mobile and Broadband Checker) - April 2026.

Services -

Mains Electric

Gas Fired Central Heating, Additional Wood Burner in Sitting Room.

Mains Water

Mains Sewerage

Construction Type - We understand the property to be of Traditional Construction of Brick. The property was not constructed at time where the lifetime homes code was required as such some areas may be limited access and access does include steps.

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

Flooding from Rivers and Sea - Very Low Risk

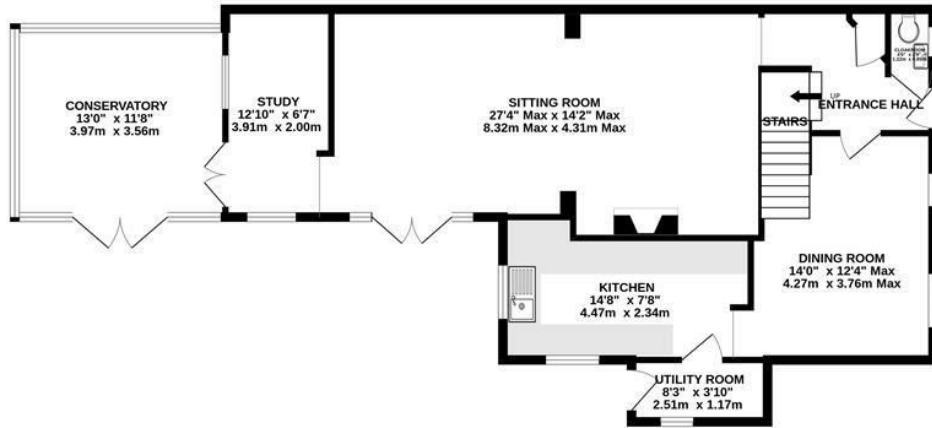
Flooding from Surface Water - Very Low Risk

Flooding from Reservoirs - Very Unlikely In This Area

Flooding from Ground Water - Very Unlikely In This Area



GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.

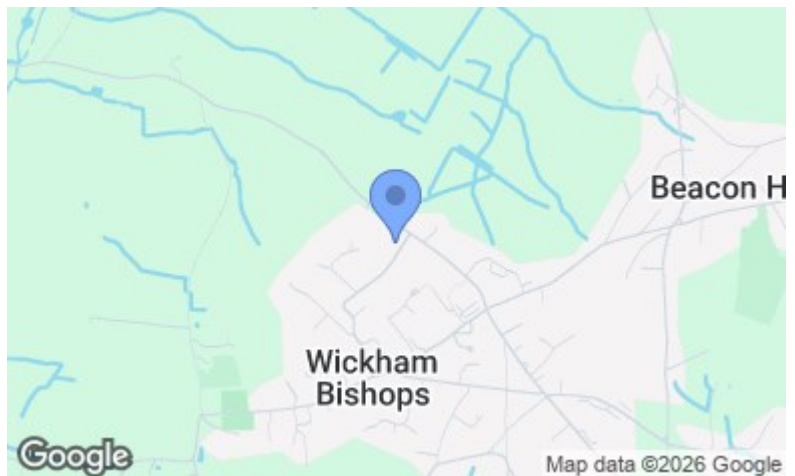


TOTAL FLOOR AREA: 1667 sq.ft. (154.8 sq.m.) approx.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	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 firms employment has the authority to make or give any representation or warranty in respect of the property.