



**Wellands Close, Wickham Bishops, CM8 3NE**

**Guide price £700,000**



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### Some More Information

From the entrance door you enter the entrance lobby where a further door provides access to the inner entrance hall where there are two storage cupboards, one of which contains the gas central heating boiler. A further door leads into the breakfast area where a window overlooks the drive. A doorway leads to the kitchen area which is fitted with a range of eye and base level cupboards and drawers beneath rolled edge worksurfaces along with a door leading out to the front of the property. Beyond the breakfast room an opening leads past the central fireplace to a large sitting room where sliding doors lead to the conservatory a further opening leads to the dining room. The dining room has a window along with a further sliding patio door leading out to the driveway and gives way to a lobby which in turn leads into the utility room which has window to the side, cloakroom with pedestal Wash hand basin.

Beyond twin doors lead to the central spine corridor where there are 4 bedroom, three of which are double sized rooms with fitted wardrobes, whilst bedroom 4 has a range of fitted furniture and is currently utilised as a study.

### Externally

Set within a corner plot this detached bungalow sits towards the centre of its grounds, with areas of lawn and planting surrounding the property. The driveway leads to the detached double garage with twin up and over doors and personnel door leading to the side. Gated access leads to the rear garden, which is laid to lawn with established tree and shrub planting.

To the front of the property there are areas of shingle which make an ideal pot garden along with a further shingle parking space.

### Location

Centrally located in the village of Wickham Bishops, the property is located just 0.4miles 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 1.6miles 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 2.7miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

### Lobby

### Entrance Hall

### Breakfast Room

11'5" x 8'3" (3.48m x 2.51m)

### Kitchen

15'1" x 9'0" (4.60m x 2.74m)

### Sitting Room

19'9" x 15'4" (6.02m x 4.67m)

### Dining Room

14'4" x 12'3" (4.37m x 3.73m)

### Conservatory

17'7" x 6'1" (5.36m x 1.85m)

### Utility Room

6'0" x 5'8" (1.83m x 1.73m)

### W.C

### Bedroom One

13'11" x 11'8" (4.24m x 3.56m )

### Bedroom Two

15'10" x 9'5" (4.83m x 2.87m)

### Bedroom Three

12'11" x 9'5" (3.94m x 2.87m)

## Bedroom Four/Study

8'3" x 7'8" (2.51m x 2.34m)

## Bathroom

## Services

Council Tax Band - E

Local Authority - Maldon District Council

Tenure - Freehold

EPC - D

Mains Electric

Gas Fired Heating

Mains Water

Mains Drainage

Planning Applications in the Immediate Locality - Speak with selling agents.

Construction Type - We understand the property to be of a traditional brick and block construction. The property does not have step free access to the property.

Broadband Availability - Ultrafast Broadband Available with

speeds up to 1000mbps (details obtained from Ofcom Mobile and Broadband Checker) – April 2026.

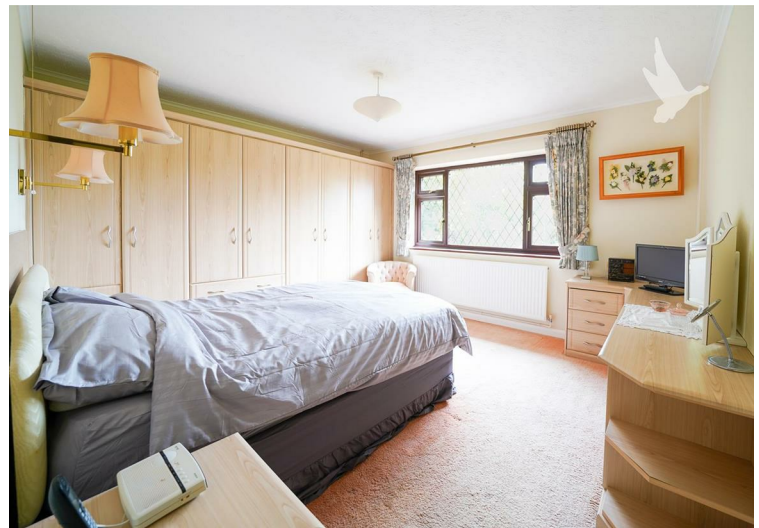
Mobile Coverage - It is understood that the mobile phone service is available from O2 & EE (details obtained from Ofcom Mobile and Broadband Checker) - April 2026.

Flooding from Surface Water – Very Low Risk

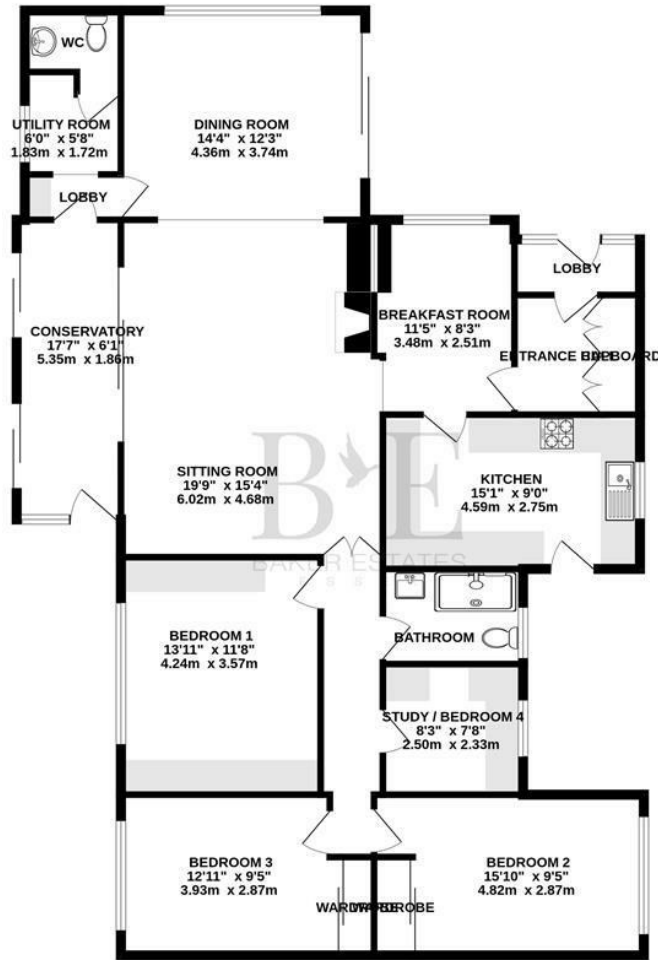
Flooding from Rivers and Sea - Very Low Risk

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) - April 2026



GROUND FLOOR  
1548 sq.ft. (143.9 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.9 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			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		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.