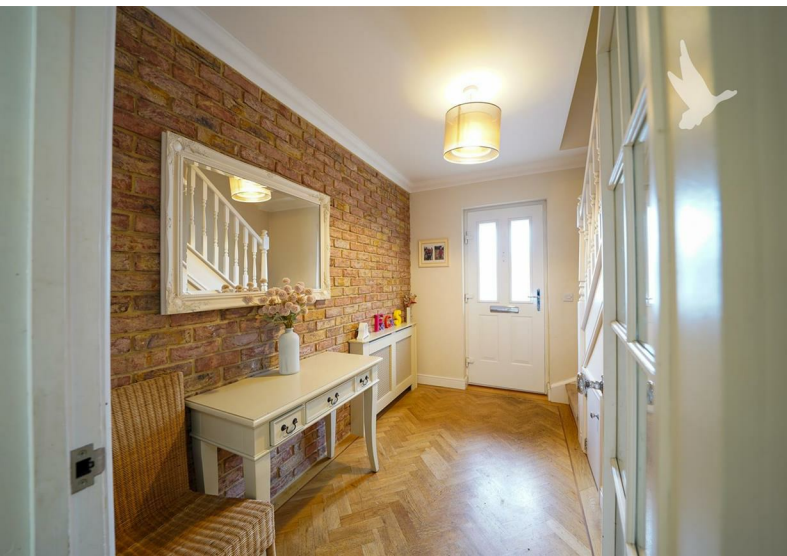




30 Kelvedon Road, Wickham Bishops, CM8 3LZ
Offers in excess of £550,000



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Some More Information

Accessing the property through the front door you are greeted by the welcoming entrance hall, where there is ample space upon the exposed brick wall for coats or an occasional work from home space, stairs rise to the first floor with automatic sensor lighting the way and a further door gives entry to the kitchen dining space.

As in many homes, the kitchen dining room is the real heart of this property, fitted with a range of eye and base level cupboards beneath wood butchers block work surfaces. In addition to the central island, which contains a 4 ring electric hob, double oven beneath and extractor over, along with the wine cooler on the opposite side. Completing the kitchen area is the American style fridge freezer space. Doors from the dining area lead to the balance of the ground floor living space including the family room with window to the front and sitting room to the rear which benefits from french doors leading to the paved terrace and dual aspect windows. A side lobby leads from the dining area to a single door to the side, along with the ground floor cloakroom fitted with low level W.C. and vanity basin. Completing the ground floor is the integral garage with a window to the side and roller door to the front with an internal measurement of 14ft x 8ft.

To the first floor the central L shaped landing gives access to the bedrooms along with a staircase leading to the second floor. Bedroom one has a window to the front elevation, double wardrobe and en-suite shower room fitted with shower enclosure, vanity wash hand basin, low level W.C and window to the front elevation. Bedrooms two and three are both double bedrooms located to the rear of the property with windows overlooking the rear garden, whilst bedroom four is a good-sized single room with window also overlooking the rear garden. Completing the first floor is the large family bathroom which is fitted with a dual ended bath wash hand basin and W.C. along with a utility cupboard containing the space for a washing machine and tumble dryer stacked.

A further staircase with oak treads and painted spindles leads from the central landing to the second floor landing and further loft room which is currently utilised as a 5th bedroom, which has Velux rooflights to the front and rear elevations with in-built wardrobe.

Externally

To the front of the property the driveway provides off street parking and in turn leads to the integral garage which has an electric roller

shutter door to the front elevation.

Gated access leads to the side and around into the rear garden where the pathway continues to the stable door into the kitchen. Centrally within the garden is a large area laid to lawn flanked on one side by a timber constructed shed, whilst to the rear a further patio area spans the full width of the garden which is enclosed by wood panel fences.

Location

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 1.8miles 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

Kitchen/Dining Room

18'9" x 11'4" (5.72m x 3.45m)

Family Room

10'4" x 9'10" (3.15m x 3.00m)

Sitting Room

15'9" x 13'5" (4.80m x 4.09m)

Side Lobby

W.C

Bedroom One

15'6" x 10'6" (4.72m x 3.20m)

En-Suite

8'2" x 6'8" (2.49m x 2.03m)

Bedroom Two

13'10" x 8'10" (4.22m x 2.69m)

Bedroom Three

13'10" x 8'1" (4.22m x 2.46m)

Bedroom Four

8'10" x 8'1" (2.69m x 2.46m)

Bathroom

10'3" x 8'2" (3.12m x 2.49m)

Loft Room / Bedroom Five

15'3" x 11'0" max (4.65m x 3.35m max)

Garage

14'1" x 8'4" (4.29m x 2.54m)

Services

Council Tax Band - C

Local Authority - Maldon District Council

Tenure - Freehold

EPC - TBC

Mains Electric

Oil Fired Heating

Mains Water

Mains Drainage

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

Construction Type - We understand the property to be predominantly of brick and block construction. The property does have step free access to the property.

Broadband Availability - Superfast Broadband Available with speeds up to 45mbps (details obtained from Ofcom Mobile and Broadband Checker) – June 2026.

Mobile Coverage - It is understood that the mobile phone service is available from EE/Three/Vodafone (details obtained from Ofcom Mobile Checker) - June 2026.

Flooding from Surface Water – Very Low Risk

Flooding from Rivers and Sea - Very Low Risk

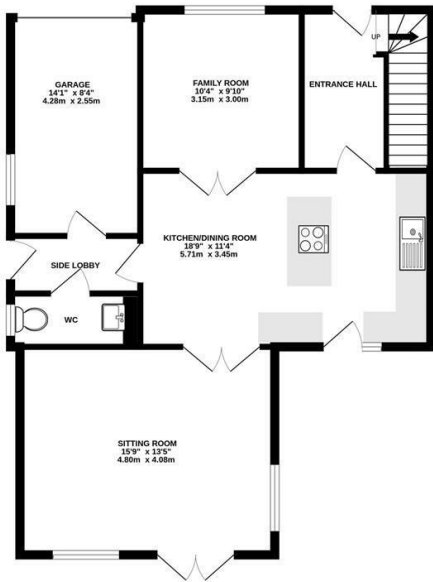
Flooding from Reservoirs Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area

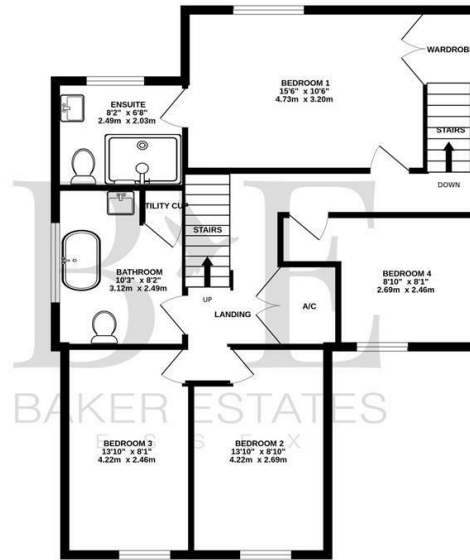
(details obtained from gov.uk long term flood risk search) - June 2026



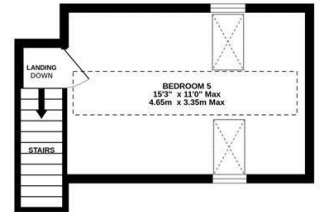
GROUND FLOOR
800 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



2ND FLOOR
205 sq.ft. (19.0 sq.m.) approx.

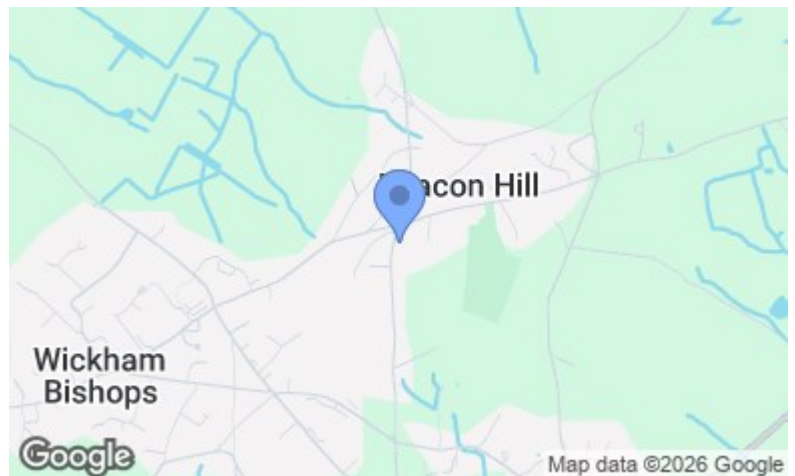


TOTAL FLOOR AREA : 1782 sq.ft. (165.5 sq.m.) approx.

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		

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		



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.