



**Church Road, Wickham Bishops, CM8 3JZ**

**Guide price £850,000**



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### Some More Information

From the entrance door you enter the reception hall where stairs rise to the first floor and doors give access to the principle reception rooms along with the kitchen. The sitting room has an oriel bay window to the front elevation with deep window board overlooking the front garden and driveway whilst to the rear a further window overlooks the rear garden. Central to the sitting room is the fireplace with inset fire which has a timber surround and marbled stone effect backboard and hearth, From the sitting room twin doors lead into the family room where a further door leads to the garden room. The garden room has window to overlooking the rear garden with single doors leading out to paved terraces on either side, with a plastered ceiling.

Leading back through the family room and into the reception hall immediately adjacent is the kitchen which is presented in a range of eye and base level cupboards and drawers beneath Granite work surfaces along with further timber dresser area in a painted sage green finish. A window overlooks the rear garden and there is a space for an electric range cooker. An obscure glazed door leads to the utility room where there are matching cupboards and work surfaces along with space for a washing machine and the floor standing oil boiler. A door leads into the dining room which has been converted from the former double garage and has a window to the side elevation and oriel bay to the front elevation, worthy of note is the through the floor lift which travels from the dining room into the 3rd bedroom above allowing for those to move between floors without the need to use the stairs. A further door from the dining room leads back into the entrance hall where stairs rise to the first floor and access is gained to the cloakroom which is fitted with a low level W.C. and wall mounted wash hand basin.

To the first floor there are 5 bedrooms and two bathrooms along with airing cupboard and drop down loft hatch which provides access to the partially boarded loft. Bedroom one is located to the rear of the property and has two windows overlooking the rear garden along with a third window to the side. The room is fitted with wardrobes one of which is a concealed door leading to the en-suite shower room that is fully tiled and fitted with a shower enclosure low level W.C. and vanity wash hand basin. Bedroom two located to the opposite end of the property also has dual aspect windows overlooking the rear garden with the family bathroom located between. Bedroom three has twin windows to the front elevation and is the destination for the through the floor lift which interconnects with the dining room below. Completing the first floor accommodation are bedrooms four and five both having window to the front elevation with bedroom four having fitted study style furniture.

### Externally

Set back from the road the property benefits from off road parking to the front which in turn leads to the detached double garage with up and over doors and personnel door leading to the rear. A central pathway is flanked

by an area of lawn with established shrub planting and mature Oak tree gives way to paved terrace and gated access leads to either side.

To the immediate rear of the property there are paved terraces to either side which give way to an area of lawn and deep planting beds to the rear. Enclosed by wood panel fences to all sides.

### Location

Centrally located in the village of Wickham Bishops, the property is located just 0.1 miles 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 1.6 miles 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 2.7 miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

### Reception Hall

### Cloakroom

### Dining Room

17'6" x 14'11" (5.33m x 4.55m)

### Kitchen

11'11" x 10'11" (3.63m x 3.33m)

### Utility Room

10'11" x 5'10" (3.33m x 1.78m)

### Sitting Room

22'7" x 11'10" (6.88m x 3.61m)

### Family Room

10'11" x 9'1" (3.33m x 2.77m)

### Garden Room

13'11" x 13'1" (4.24m x 3.99m)

### Bedroom One

13'7" x 12'11" (4.14m x 3.94m)

### En-Suite

9'1" x 5'6" (2.77m x 1.68m)

### Bedroom Two

11'4" x 10'7" (3.45m x 3.23m)

### Bedroom Three

14'11" x 8'10" (4.55m x 2.69m)

### Bedroom Four

11'8" x 8'3" (3.56m x 2.51m)

### Bedroom Five

9'6" x 8'8" (2.90m x 2.64m)

### Bathroom

7'11" x 6'11" (2.41m x 2.11m)

### Services

Council Tax Band - G

Local Authority - Maldon District Council

Tenure - Freehold

EPC - E

Mains Electric

Oil Central Heating via radiators

Mains Water

Mains Sewerage

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 (details obtained from Ofcom Mobile and Broadband Checker) - April 2026.

Flooding from Surface Water – Very Low Risk

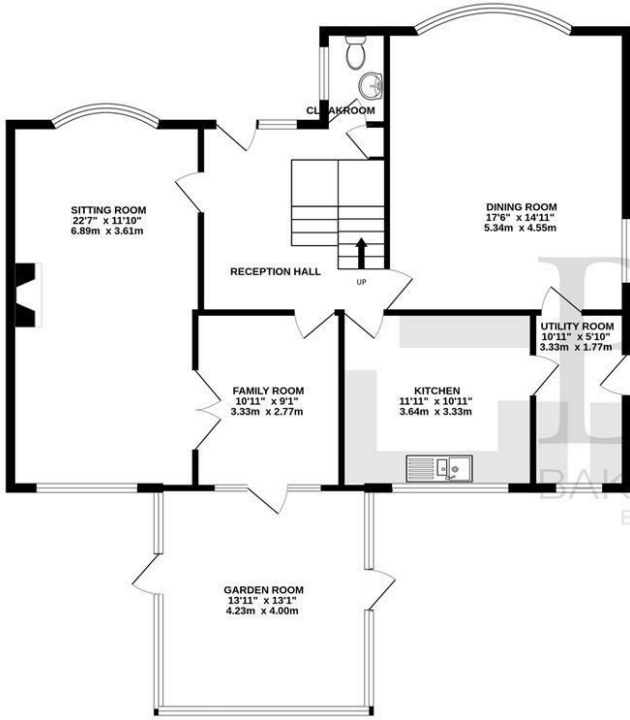
Flooding from Rivers and Sea - Very Low Risk

Flooding from Reservoirs Unlikely In This Area

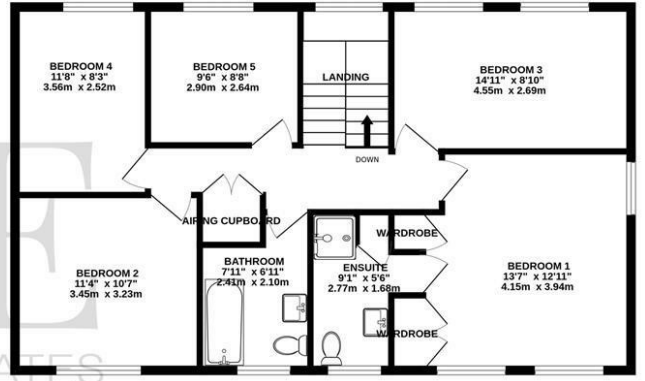
Flooding from Ground Water - Unlikely In This Area (details obtained from gov.uk long term flood risk search) - April 2026



**GROUND FLOOR**  
1166 sq.ft. (108.3 sq.m.) approx.



**1ST FLOOR**  
867 sq.ft. (80.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2033 sq.ft. (188.9 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	49	63

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