



**Warrens, Wickham Bishops, CM8 3XH**

**Guide price £825,000**



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### Some More Information

From the entrance door you enter the entrance hall where stairs rise to the first floor and doors give access to all of the ground floor rooms. The sitting room has window to the front elevation and French doors leading to the rear terrace, central to the room is the fireplace with inset wood burner, brick surround and timber mantle shelf. Adjacent is the kitchen dining room which commences with the dining area that has French doors to the rear terrace and is open plan to the kitchen, which is fitted with a range of eye and base level cupboards and drawers beneath timber work surfaces. Appliances include the induction hob inset in to the peninsula breakfast bar with extractor over, fridge freezer, dishwasher and oven. An opening leads around to the side of the kitchen to the utility room. A door leads to the outside and gives way to a further area of cupboards and space for automatic washing machine.

To the first floor there are five good sized bedrooms, along with the family bathroom all access from the central landing area. The principle bedroom suite has a walk through area with door accessing the en-suite shower room comprising end entry shower enclosure vanity wash hand basin and low level W.C. beyond the bedroom opens into an area of wardrobe storage and has a large window to the front elevation and velux window to the rear. Bedroom two has a window to the rear elevation and en-suite shower room comprising shower enclosure, vanity wash hand basin and low level W.C. Bedroom three and four are both double sized rooms whilst bedroom five is a good single. Completing the first floor accommodation is the family bathroom which is fitted with a tiled panel enclosed bath with shower over, low level W.C. bidet and wash hand basin.

### Externally

To the front of the property there is a driveway providing off street parking for two vehicles which in turn leads to the integral double garage with two up and over doors. Gated access leads to the side and around to the rear where there is a vegetable garden complete with two raised borders, a greenhouse and an area of paved patio ideal for a pot garden. Opening in to the rear garden which commences with a paved terrace to the immediate rear of the property, with the balance being laid to

lawn with shrub and tree planting.

To the foot of the garden is a further area of terrace ideal for enjoying the sun set.

### Location

Centrally located in the village of Wickham Bishops, the property is located just 250m 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 1.5miles 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 is located 4miles from the property with its historic quay, Maldon also offers a number of independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.5miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

### Entrance Hall

#### Sitting Room

21'2" x 12'4" (6.45m x 3.76m)

#### Kitchen/Dining Room

23'1" x 14'1" max (7.04m x 4.29m max)

#### Utility Room

13'4" x 6'9" (4.06m x 2.06m)

#### Study

9'7" x 8'6" (2.92m x 2.59m)

#### Cloakroom

4'8" x 4'8" (1.42m x 1.42m)

### Bedroom One

27'9" max x 13'0" (8.46m max x 3.96m)

### En-Suite

10'8" x 5'6" (3.25m x 1.68m)

### Bedroom Two

14'4" x 10'6" (4.37m x 3.20m)

### En-Suite

5'9" x 5'3" (1.75m x 1.60m)

### Bedroom Three

12'4" x 10'6" (3.76m x 3.20m)

### Bedroom Four

10'6" x 6'7" (3.20m x 2.01m)

### Bedroom Five

10'4" x 8'2" (3.15m x 2.49m)

### Bathroom

7'3" x 7'1" (2.21m x 2.16m)

### Services

Council Tax Band - G

Local Authority - Maldon District Council

Tenure - Freehold

EPC - C

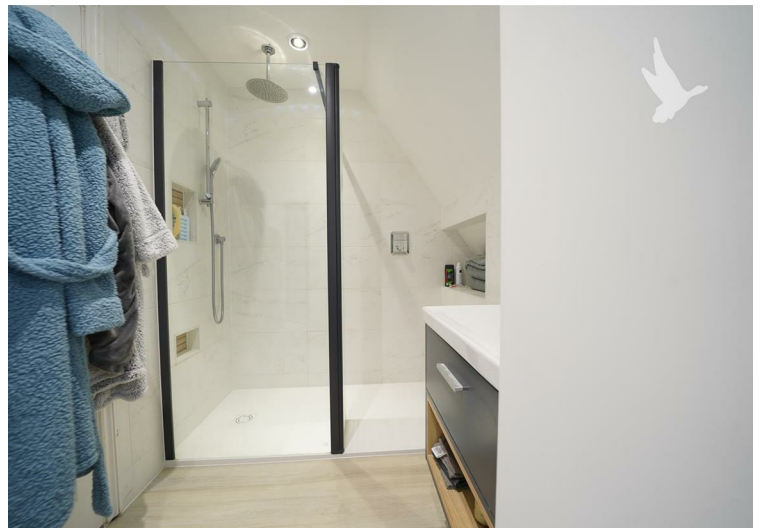
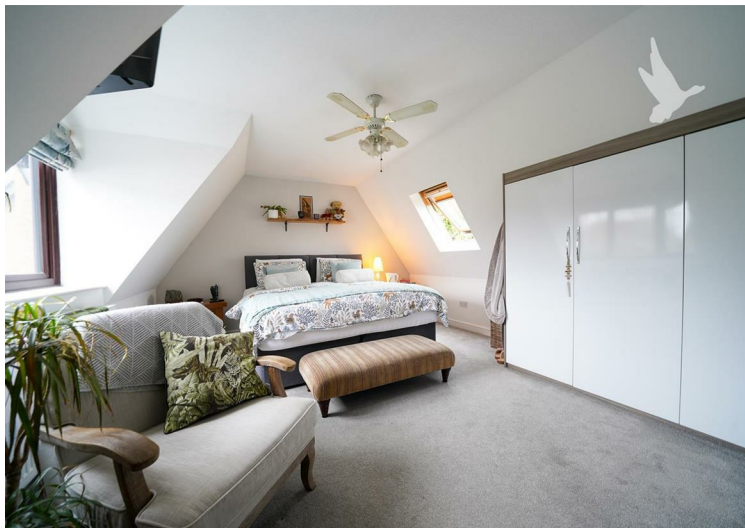
Mains Electric  
Gas Fired Central Heating  
Mains Water  
Mains Sewerage

\*Ultrafast broadband available in the area via Openreach with speeds up to 1000mbps

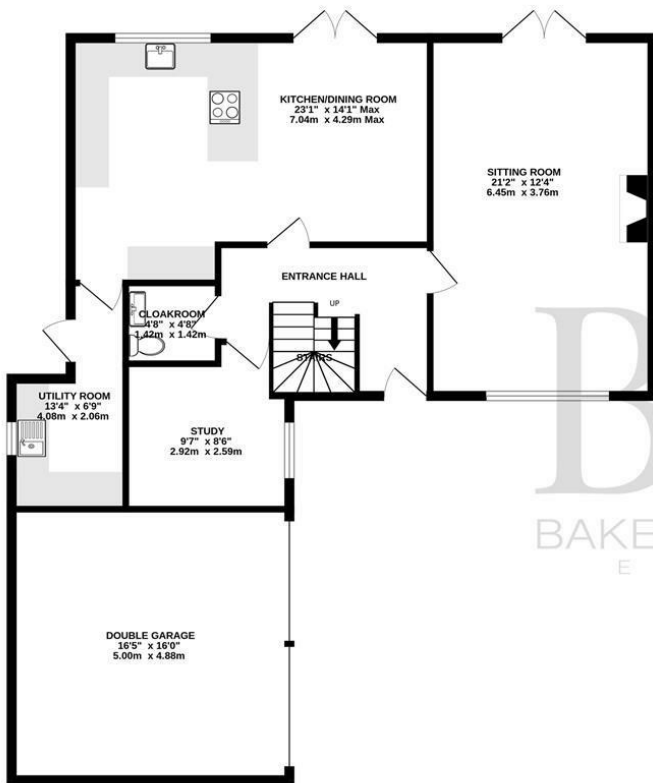
\*Best Mobile coverage for the area is available from O2. (Details obtained from Ofcom - February 2026).

\*Flood risk in the property location is considered a very low risk from surface water and rivers and sea, along with unlikely flooding from Groundwater and Reservoirs. (Details obtained from Gov.UK flood risk area February 2026).

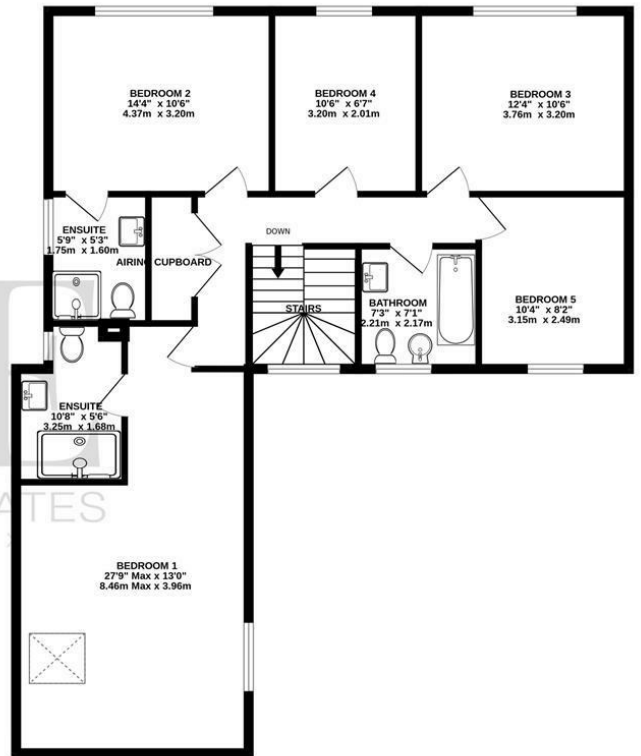
Construction Type - We understand the property to be of a traditional brick and block construction. The property does not have step free access from the street to inside the property.



GROUND FLOOR  
1096 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR  
1036 sq.ft. (96.2 sq.m.) approx.

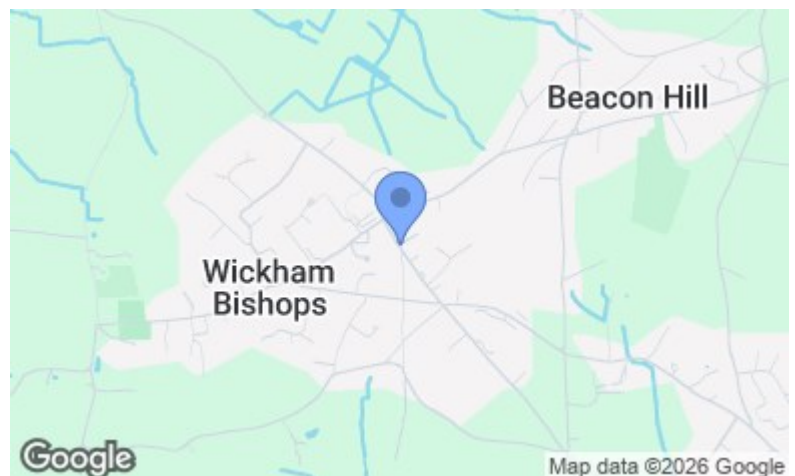


TOTAL FLOOR AREA : 2132 sq.ft. (198.1 sq.m.) approx.

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 | 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) <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 | 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.