



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**OBSERVERS ROAD, WICKHAM MARKET, IP13 0FD**

**TENURE : FREEHOLD**

**£800,000**

- Four Bedroom Family Home
- 2048 Square Feet
- High Quality Finish
- Air Source Heat Pump
- Double Garage
- Available Autumn 2026

# THE ACCOMMODATION



**Kitchen/Dining Area** 6.65m x 4.98m (21' 10" x 16' 4")

**Family Area** 3.53m x 3.08m (11' 7" x 10' 1")

**Living Room** 4.82m x 4.67m (15' 10" x 15' 4")

**Study** 3.36m x 2.94m (11' x 9' 8")

**Utility** 2.12m x 2.11m (6' 11" x 6' 11")



**Bedroom One & En-Suite** 4.67m x 3.98m (15' 4" x 13' 1")  
(Max measurements of Bedroom Only)

**Bedroom Two & En-Suite** 5.06m x 4.03m (16' 7" x 13' 3")  
(Max measurements of Bedroom Only)

**Bedroom Three** 3.76m x 3.61m (12' 4" x 11' 10")

**Bedroom Four** 3.44m x 3.25m (11' 3" x 10' 8")

## Outside

Driveway and Double Garage, Front and rear gardens,  
rear garden has been turfed.



# THE PROPERTY & LOCATION

A four bedroom detached home situated on the superb Wickham Gate development by Hopkins Homes.

Available for occupation in Autumn 2026 this is the current show home and is beautifully appointed throughout. Complete with flooring throughout, integrated appliances, air source heat pump, and turf to the garden.

Wickham Market is a large village with an excellent range of amenities on offer including a range of shops, restaurants, doctors surgery, library, dentist, a primary school and a church. The A12 is within easy reach, along with Woodbridge, and theres a mainline railway station at Campsea Ashe.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	89	96
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address: Observers Road, Wickham Market, IP13 0FD			

Service Charge: £209.09 pa

We understand from our vendor that the property is connected to mains electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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