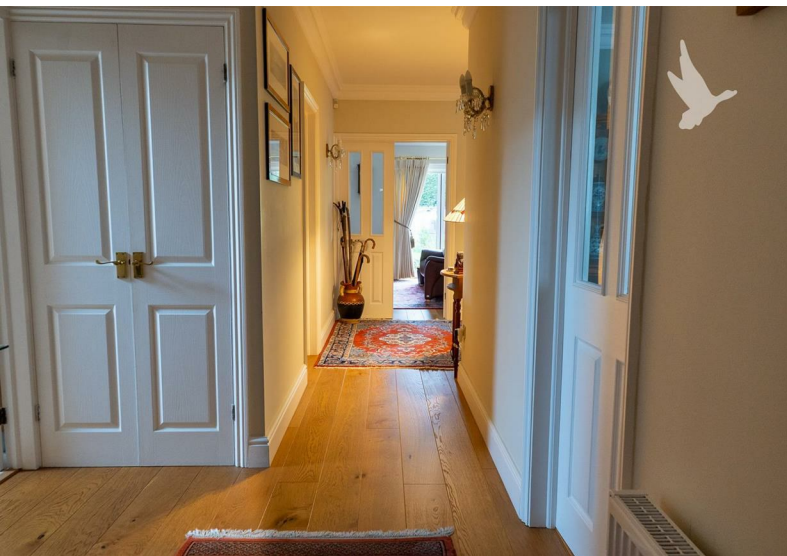




Bishops Place, The Street, Wickham Bishops, CM8 3NY
Offers in excess of £800,000



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Some More Information

From the entrance door you enter the entrance hall where stairs rise to the first floor with storage space beneath doors give access to all three reception rooms along with the double width hall cloak cupboard. The kitchen comprises a range of bespoke joinery cupboards and drawers beneath Corian worksurfaces along with a shaped Oak worksurface. Integrated appliances include single oven, microwave, gas hob, fridge freezer, dishwasher and space for a wine cooler. A door leads into the utility room where there are further areas of work surface, sink and doors to the outside and further door to the double garage.

Leading back through the entrance hall the dining room has dual aspect windows to the front and side along with the separate study which has French doors leading into the conservatory, which also has further French doors leading into the kitchen and out to the garden. To the rear of the property the full width sitting room benefits from aluminium bi-folding doors leading to the rear garden and further window along with the gas fire in a log burner style inset into the fireplace complete with stone surround. Completing the ground floor accommodation is the cloakroom comprising low level W.C. and wash hand basin along with a window to the front elevation.

To the first floor there are four bedrooms. The principle bedroom spans the front of the property with its own dressing area fitted with wardrobes/drawers and bench seating along with En-suite shower room comprising shower enclosure, low level W.C. and vanity wash hand basin. Bedroom two has a window to the rear plus fitted wardrobes with sliding doors and also benefits from an en-suite shower room, comprising shower enclosure, low level W.C. and wash hand basin. Bedroom three adjacent also has a window to the rear and fitted mirror sliding wardrobe whilst bedroom four has a window to the side. Completing the first-floor accommodation there are two storage cupboards along with the family bathroom which is fitted with self-filling dual ended bath, low level W.C, vanity wash hand basin and wall cabinet.

Externally

The property is located in a private enclave of just four properties with a private driveway leading to two off road parking spaces, which in turn lead to the double garage with up and over doors (one electric). Gated access at either side leads to the side of the property and around to the rear garden which has been laid to lawn and enclosed by walls and fences. The garden is well stocked with perennials and shrubs with a rear sitting area allowing a space for

enjoying the setting sun. The paved terrace leads back around the to the side of the property to the conservatory and utility room doors.

Location

Located in the village of Wickham Bishops, the property is located just 0.4 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 1.8 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 2.4 miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

Entrance Hall

Cloakroom

4'6" x 5'1" (1.37m x 1.55m)

Dining Room

8'11" x 16'1" (2.72m x 4.90m)

Sitting Room

22'3" x 13'0" (6.78m x 3.96m)

Kitchen

14'6" x 10'2" (4.42m x 3.10m)

Utility Room

12'0" x 5'1" (3.66m x 1.55m)

Study

9'8" x 9'7" (2.95m x 2.92m)

Conservatory

7'9" x 8'10" (2.36m x 2.69m)

Bedroom One

13'4" x 11'6" (4.06m x 3.51m)

Dressing Room

6'8" x 7'1" (2.03m x 2.16m)

En-Suite

8'10" x 5'9" (2.69m x 1.75m)

Bedroom Two

10'2" x 12'11" (3.10m x 3.94m)

En-Suite

8'10" x 3'7" (2.69m x 1.09m)

Bedroom Three

9'11" x 12'11" (3.02m x 3.94m)

Bedroom Four

8'10" x 7'7" (2.69m x 2.31m)

Bathroom

Double Garage

17'2" x 17'9" (5.23m x 5.41m)

Services

Council Tax Band - G

Local Authority - Maldon District Council

Tenure - Freehold

EPC - D

Mains Electric

Gas Central Heating via radiators

Mains Water

Mains Sewerage

Local Authority - Maldon District Council

Tenure - Freehold

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 1800mbps (details obtained from Ofcom Mobile and Broadband Checker) – March 2026.

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

Flooding from Surface Water – Very Low Risk

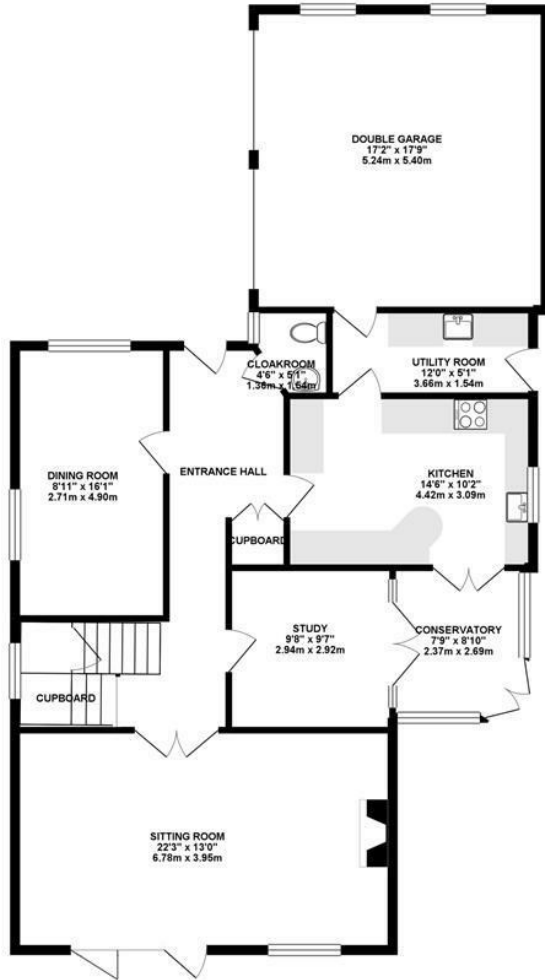
Flooding from Rivers and Sea - Very Low Risk

Flooding from Reservoirs Unlikely In This Area

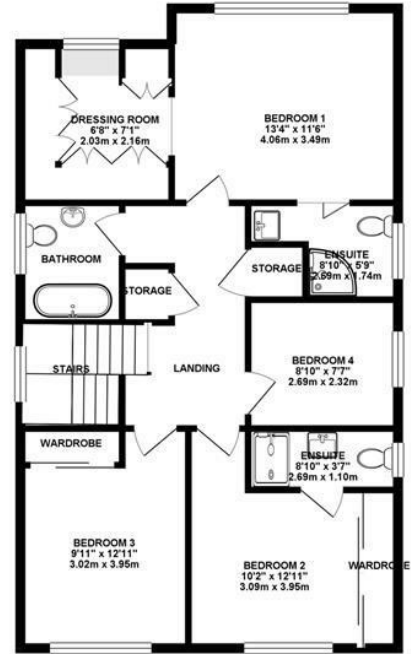
Flooding from Ground Water - Unlikely In This Area (details obtained from gov.uk long term flood risk search) - March 2026



GROUND FLOOR 1303.68 sq. ft.
(121.12 sq. m.)



1ST FLOOR 819.98 sq. ft.
(76.18 sq. m.)



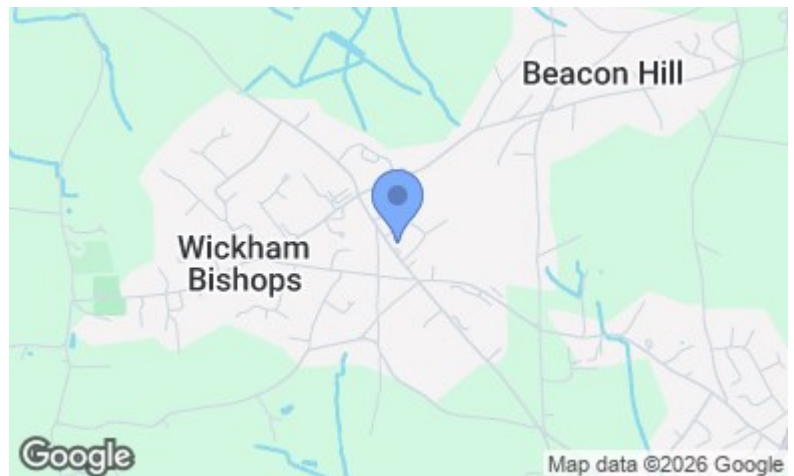
TOTAL FLOOR AREA : 2123.66 sq. ft. (197.29 sq. m.) approx.

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	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	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.