BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS

Witham Road, Witham, CM8 3NQ

Asking price £900,000

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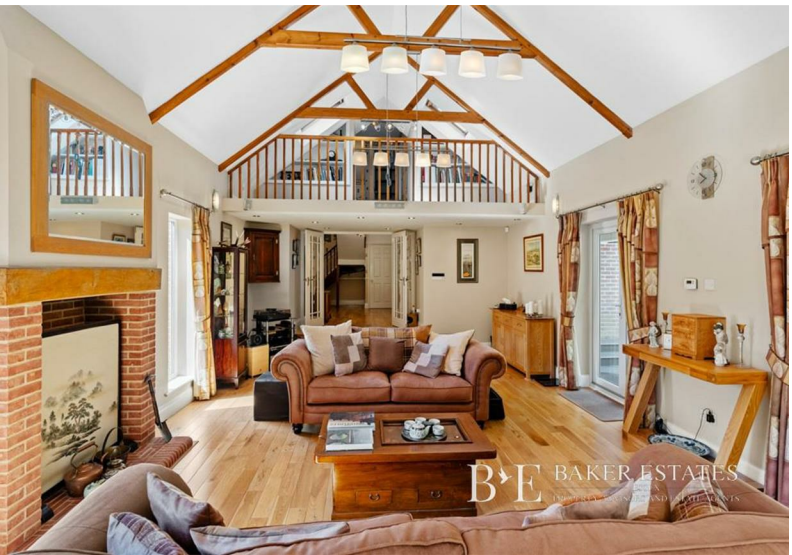

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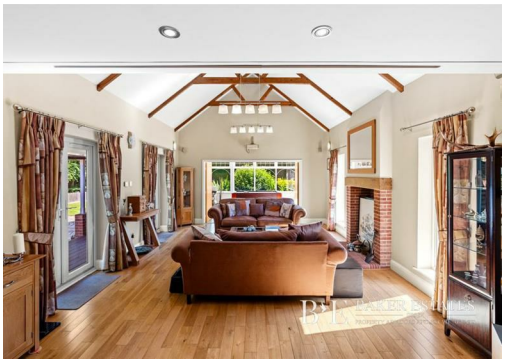


Some More Information

Entering this home the reception hall provides access to all the ground floor spaces and stairs rise to the first floor. The heart of this property is the magnificent sitting room, with double height vaulted ceiling which not only enhances the sense of space but also features cinema room capabilities making it the ideal setting for entertaining or enjoying time with family.

Overlooked by a minstrels gallery which is an ideal space for a study or library reading space. Beyond the sunroom has windows to three elevations overlooking the side and rear garden. Upon the ground floor there are three further reception rooms which are currently used as a snug, study and dining room along with kitchen utility room and two bedrooms with the principle having an en-suite shower room.

To the first floor the central landing provides access to the minstrels gallery which could be used as a study area or quiet reading space. There are two further bedrooms and a family bathroom.

Externally

To the front of the property the shared entrance driveway will give way to off street parking and gated access will lead to the side. To the immediate rear of the kitchen is a covered veranda area overlooking a paved terrace ideal for Al fresco dining. Beyond and to the rear of the property is a larger area of lawn enclosed by fencing and mature evergreen hedging whilst leading back around to the side of the principle bedroom is a dry Mediterranean style garden.

To the immediate front of the property the detached garage is due to be removed, and access created to the rear where permission for a single storey dwelling has been granted planning consent to be constructed, which is available separately. Please speak with the selling agents to clarify further information if required.

Location

Located in the village of Wickham Bishops, the property is located just 300m 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 hairdressers. Located just 1.2miles 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 several independent and high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.6miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

Reception Hall

Snug
13'7" x 11'2" (4.14m x 3.40m)

Bedroom One
13'0" x 11'2" (3.96m x 3.40m)

En-suite
9'9" max x 6'5" (2.97m max x 1.96m)

Sitting Room/Cinema Room
28'10" x 15'5" (8.79m x 4.70m)

Family Room
22'4" x 16'1" (6.81m x 4.90m)

W.C

Kitchen
17'3" x 10'8" (5.26m x 3.25m)

Utility Room
9'9" x 6'2" (2.97m x 1.88m)

Study
10'8" x 10'0" (3.25m x 3.05m)

Dining Room
14'0" x 9'5" (4.27m x 2.87m)

Bedroom Two
12'0" x 11'11" (3.66m x 3.63m)

Bedroom Three
14'2" x 9'10" (4.32m x 3.00m)

Bedroom Four
12'2" x 8'6" (3.71m x 2.59m)

Bathroom
9'0" x 7'5" (2.74m x 2.26m)

Minstrels Gallery
9'5" x 5'4" (2.87m x 1.63m)

Services
Council Tax Band – F
Local Authority – Maldon District Council
Tenure – Freehold
EPC – E

*Mains Electric
*Mains Gas
*Mains Water
*Mains Drainage

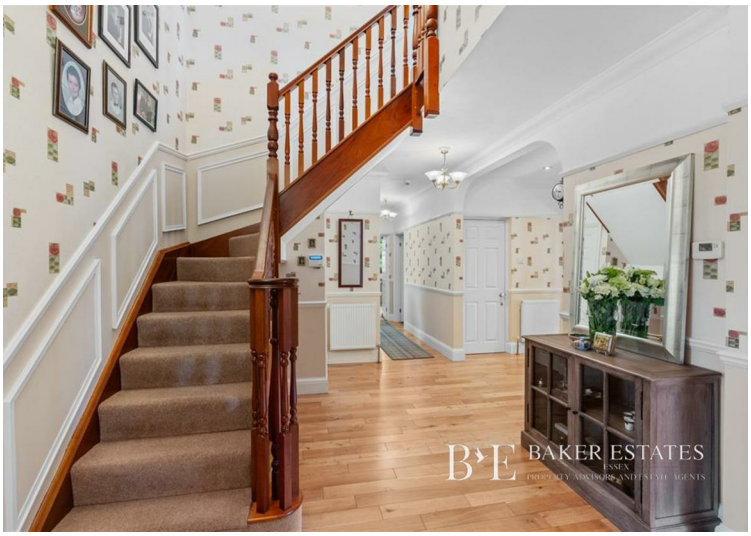
Construction Type - We understand the property to be brick construction from the interwar period. The property does not have step free access to the front of the property.

Broadband Availability - Ultrafast Broadband Available with speeds up to 1000mbps (details obtained from Ofcom Mobile and Broadband Checker) – April 2025.

Mobile Coverage - It is understood that the mobile phone service is available from O2 (details obtained from Ofcom Mobile and Broadband Checker) - April 2025.

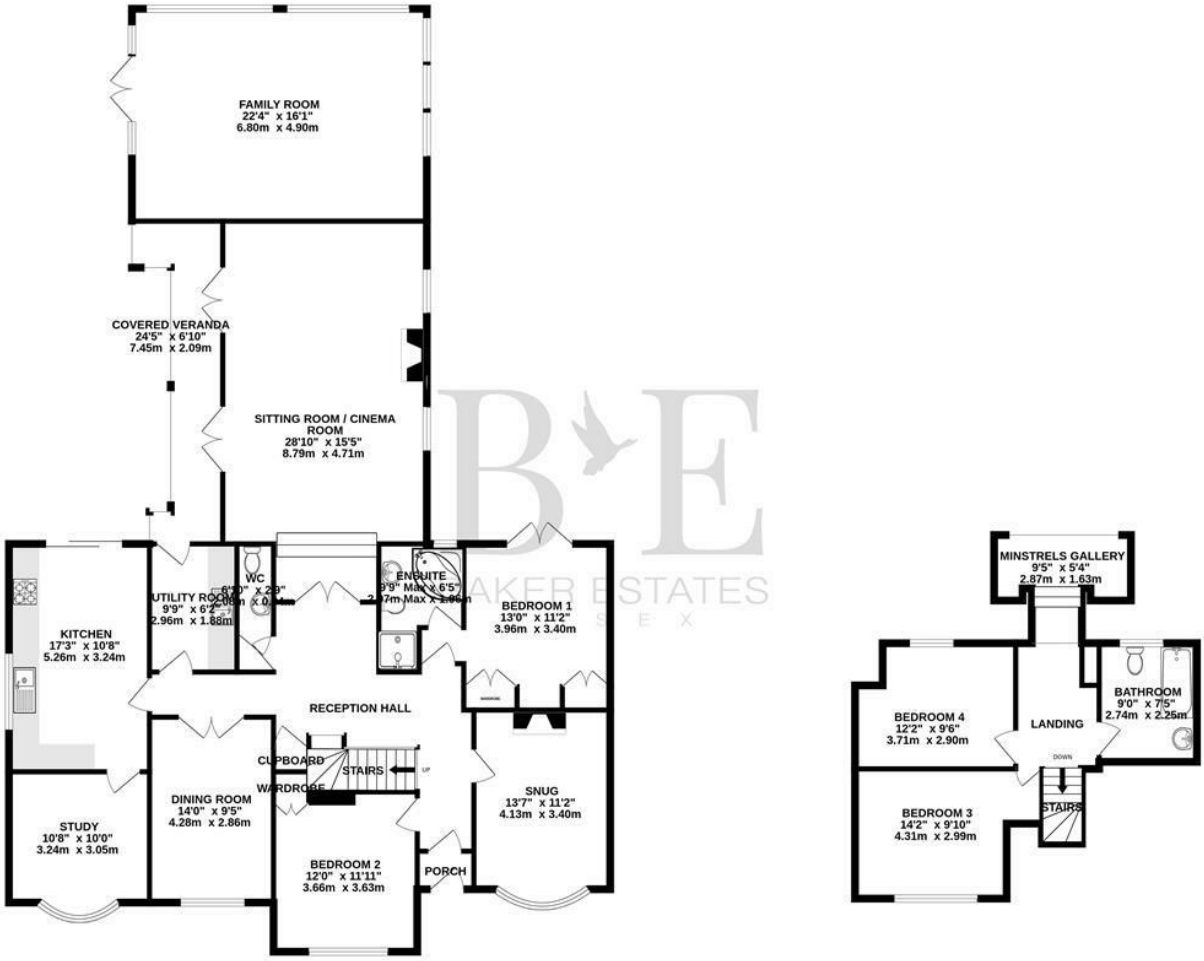
Flooding from Surface Water – High
Flooding from Rivers and Sea - Very Low Risk
Flooding from Reservoirs Unlikely In This Area
Flooding from Ground Water - Unlikely In This Area (details obtained from gov.uk long term flood risk search) - April 2025

Planning Applications in the Immediate Locality - Checked April 2025 - Planning Ref 24/00545/FUL - Demolition of existing garage and construction of 1 no. new dwelling together with access improvements and associated development.



GROUND FLOOR
2103 sq.ft. (195.4 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 2542 sq.ft. (236.1 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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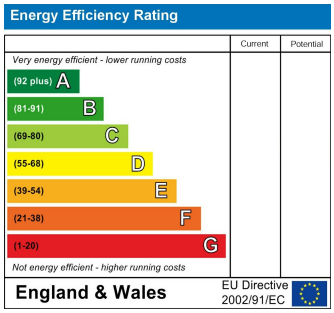

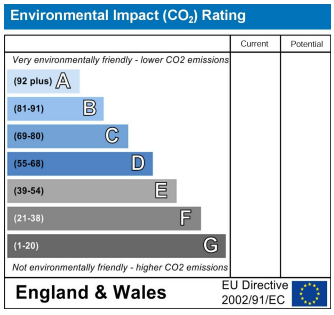

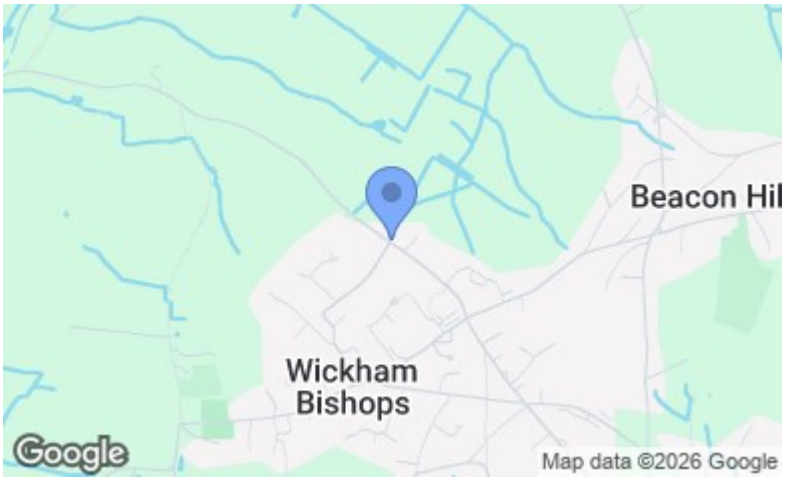

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The Property Ombudsman