



Kelvedon Road, Wickham Bishops, CM8 3LZ

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Some More Information

From the entrance door you enter the entrance hall where the stairs rise to the first floor with separate openings leading into the sitting room and the kitchen living space. The sitting room bay style windows to the front elevation, along with the kitchen living space to the rear. Commencing with the open plan kitchen area fitted with a range of eye and base level cupboards and drawers beneath wood block worksurfaces presented in a cream in frame style around the exterior with a large central island presented in a deep green colour. The kitchen is fitted with two single ovens, microwave and dishwasher along with spaces for washing machine and tumble dryer and American Fridge Freezer. An opening to the rear of the kitchen leads to a spacious sitting room and dining space which has two sets of bifold door to the rear and further fitted cupboards. Completing the ground floor accommodation is the ground floor cloakroom, which is fitted with a low level W.C. and corner wash hand basin.

To the first floor there are three double bedrooms and further study. The principle bedroom has a window to the front elevation and fitted wardrobes with sliding doors. Bedroom two is located to the rear of the property with window to the side and rear over looking the garden whilst bedroom three adjacent also has a window to the rear. The study is located at the top of the stairs and is a good sized internal room which is currently utilised as a study and additional storage space. Completing the first floor accommodation is the bathroom which is fitted with panel enclosed shower bath, wall mounted wash hand basin and close coupled W.C.

Externally

To the front of the property the driveway provides off street parking and gated access leads to the side and around into the rear garden where the pathway continues across the rear of the property.

The garden is mainly laid to lawn with established low maintenance flower beds, an area of paved terrace to the rear of the property and timber constructed shed to the foot of the garden. Additionally there is an outside boiler cupboard containing the oil fired central heating boiler.

Location

Located in the village of Wickham Bishops, the property is located just 0.5 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 1.3 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

Sitting Room

12'5" into bay x 11'5" (3.78m into bay x 3.48m)

W.C

3'5" x 3'4" (1.04m x 1.02m)

Kitchen

18'2" x 11'4" (5.54m x 3.45m)

Living Room

20'4" x 12'11" (6.20m x 3.94m)

Bedroom One

13'5" x 10'8" (4.09m x 3.25m)

Bedroom Two

13'11" max x 10'10" (4.24m max x 3.30m)

Bedroom Three

10'8" x 9'6" (3.25m x 2.90m)

Study

8'4" x 7'10" (2.54m x 2.39m)

Bathroom

9'1" max x 6'11" (2.77m max x 2.11m)

Services

Council Tax Band - D

Local Authority - Maldon District Council

Tenure - Freehold

EPC - D

Mains Electric

Oil Fired Heating

Mains Water

Mains Drainage

Planning Applications in the Immediate Locality - Speak with selling agents.

Construction Type - We understand the property to be of brick

and block construction.

Accessibility Notice - The property has step free access to the rear.

Broadband Availability - Supafast Broadband Available with speeds up to 53 mbps (details obtained from Ofcom Mobile and Broadband Checker) – July 2026.

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

Flooding from Surface Water – Very Low Risk

Flooding from Rivers and Sea - Very Low Risk

Flooding from Reservoirs Unlikely In This Area

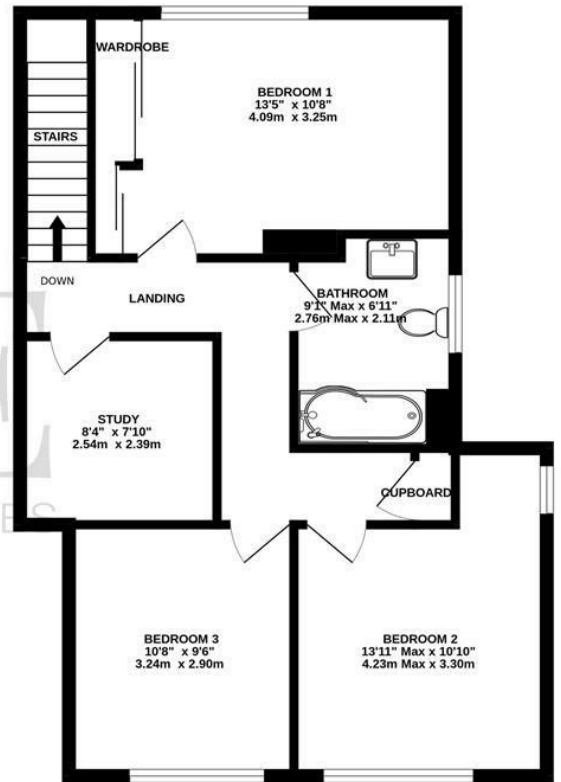
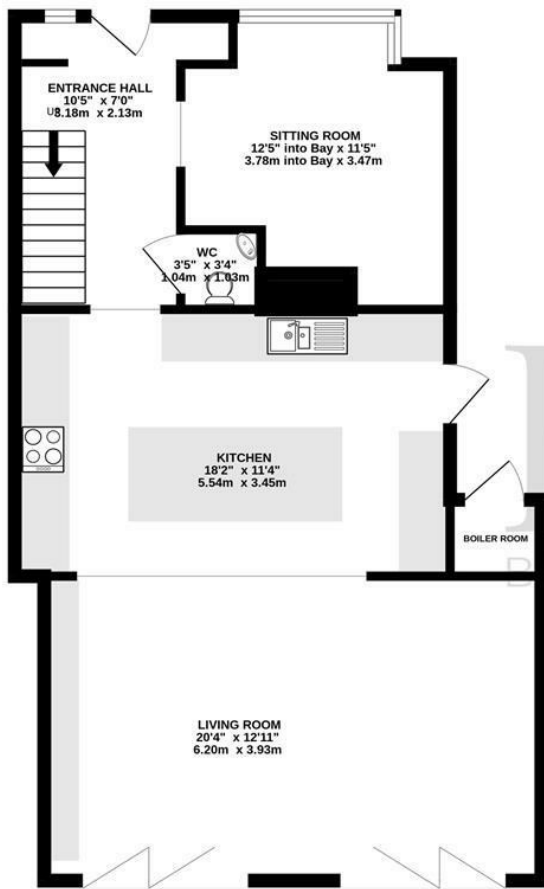
Flooding from Ground Water - Unlikely In This Area

(details obtained from gov.uk long term flood risk search) - July 2026



GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.

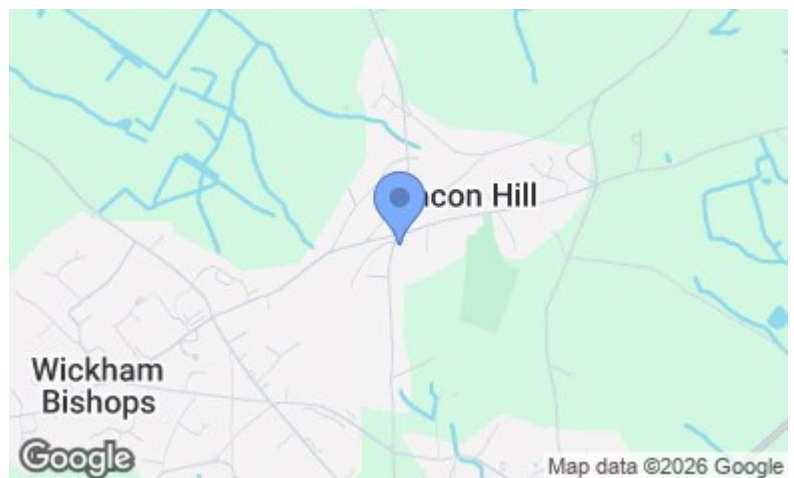


TOTAL FLOOR AREA : 1330 sq.ft. (123.6 sq.m.) approx.

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	

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	



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