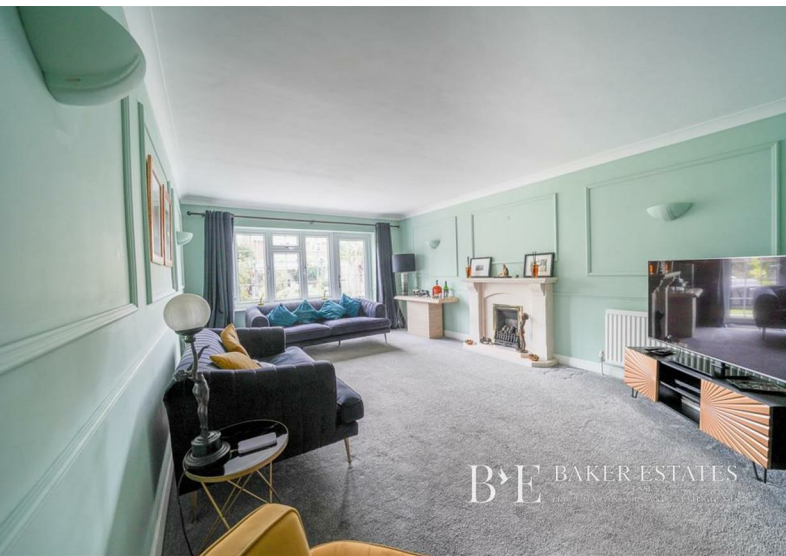




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Buckleys Close, Wickham Bishops, CM8 3PA

Guide price £675,000



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Introduction

This extended 4-bedroom detached property is located a cul-de-sac within the village of Wickham Bishops offers accommodation comprising entrance hall, sitting room, kitchen dining area and separate study/family room along with a ground floor cloakroom. To the first floor the property benefits from 4 bedrooms, three of which are double sized rooms and a good sized single along with en-suite shower room and family bathroom. Completing the first-floor accommodation is the spacious central landing with two cupboards.

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 the ground floor room. The sitting room is accessed via twin half glazed bi-folding doors which allow space to the good-sized sitting room which has a window and door leading out to the rear paved terrace and garden beyond and is completed with central gas fire and stone surround. Adjacent is the open plan kitchen dining area which is fitted with a range of eye and base level cupboards beneath black granite worksurfaces with glazed splash backs along with its central island with sink. Beyond the kitchen area the former conservatory has been redeveloped into a spacious dining area with twin velux rooflights, windows and French doors overlooking the rear garden. Beyond the family room / study, has a window to the front elevation and completing the ground floor accommodation is the cloakroom which is fitted with a low level W.C. and vanity wash hand basin.

To the first floor the spacious central landing has a window to the front elevation provides access to all four bedrooms, the bathroom, airing cupboard and further storage cupboard. The principle bedroom has a window to the rear elevation, fitted wardrobes with a separate dressing table and drawers and further benefits from an en-suite shower room comprising fully tiled walls and floor, shower enclosure, low level W.C. and vanity wash hand basin. Bedroom two also has a window to the rear elevation and is equally fitted with wardrobes presented in a deep navy blue with central dressing table and antique styled mirror glass. Adjacent is bedroom three which again is a doubled bedroom with window to the front elevation, whilst back

across the landing bedroom four is a good size single room with a window to the side elevation and is currently utilised as a home office space. Completing the first floor accommodation is the family bathroom comprising panel enclosed bath with shower over, pedestal wash hand basin and low level W.C.

Externally

Set back from the road behind a private area of lawn the property is accessed from the driveway which provides off street parking and in turn leads to the single garage with up and over door which adjoins the neighbouring garage and property.

Gated access leads to the side of the property and around to the rear garden which is enclosed by wood panel fences and commences with a paved terrace to the immediate rear of the property, flower and shrub borders along with a further area of paved terrace at the foot of the garden along with a canopy pergola covering.

Location

Centrally 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 1.6 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

15'1" x 6'5" (4.60m x 1.96m)

Sitting Room

18'1" x 12'10" (5.51m x 3.91m)

Kitchen/Dining Room

24'5" max x 14'0" max (7.44m max x 4.27m max)

Family Room/Study

11'2" x 9'2" (3.40m x 2.79m)

Cloakroom

6'5" x 2'7" (1.96m x 0.79m)

Landing

9'4" x 9'0" (2.84m x 2.74m)

Bedroom One

12'10" x 10'9" (3.91m x 3.28m)

En-Suite

4'10" x 7'6" max (1.47m x 2.29m max)

Bedroom Two

12'0" x 10'2" (3.66m x 3.10m)

Bedroom Three

9'2" x 9'0" (2.79m x 2.74m)

Bedroom Four

9'0" x 7'3" (2.74m x 2.21m)

Bathroom

9'0" max x 6'5" (2.74m max x 1.96m)

Services

Council Tax Band - E

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - D

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

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 & EE (details obtained from Ofcom Mobile and Broadband Checker) - July 2025.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

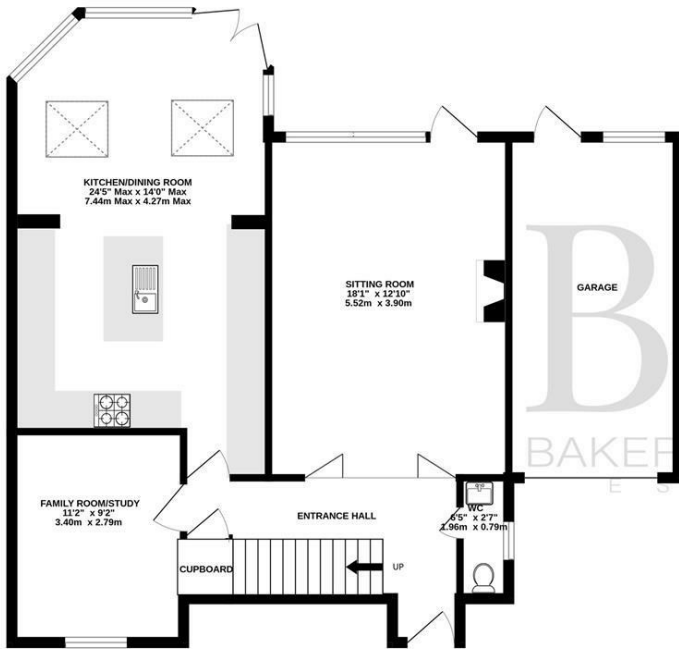
Flooding from Reservoirs - Very Unlikely In This Area

Flooding from Ground Water - Very Unlikely In This Area

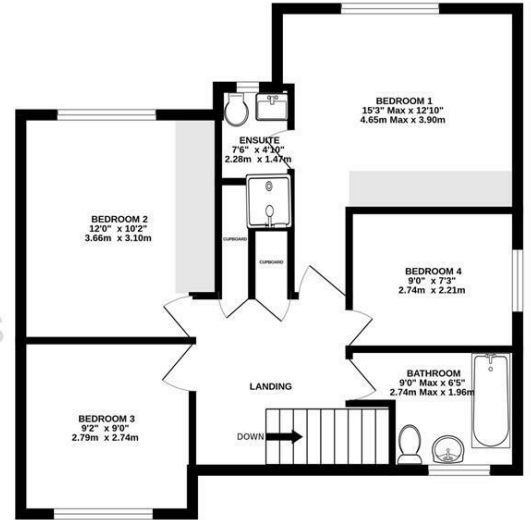
Flood Risk - Data Taken from Gov.UK Flood Map - July 2025.



GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 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) 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	70

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	



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.