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**Holt Drive, Wickham Bishops, CM8 3JR**  
**Guide price £650,000**



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### Some More Information

From the entrance door you enter the welcoming entrance hall where stairs rise to the first floor and doors give access to the ground floor cloakroom, understairs storage cupboard, sitting room and kitchen dining room. The sitting room has a window to the rear and 4 panel bi-folding doors leading out to a paved terrace. Opposite the kitchen dining room, has windows to both the front and side along with French doors leading out to a second terrace area. The kitchen is fitted with a range of handleless cupboards and drawers with copper colour accents at both eye and base level with quartz stone worktops. Integrated appliances including an induction hob, ovens, dishwasher and extractor. A further door leads into the utility room which is fitted with a range of similar handleless cupboards beneath square edge work surfaces and further benefits from spaces for washing machine and separate tumble dryer, along with space for an American style Fridge Freezer. To the first floor there are 4 good sized bedrooms all of which could be considered as double rooms, each having wardrobes fitted. Bedroom one has windows to both the front and side and further benefits from an en-suite shower room comprising shower enclosure with drench head shower, low level W.C. and corner wash hand basin. Bedroom two has a window to the front elevation and wardrobe, whilst bedroom three and four both have windows to the respective side elevations and wardrobe storage with mirror sliding doors. The family bathroom completes the first floor which is fitted with a panel enclosed bath with shower over, vanity wash hand basin and close coupled W.C.

### Externally

Situated on a corner plot the property is set back slightly from the pedestrian pathway with an area of lawn. Paved steps lead up to the front door and the driveway provides off street parking for two vehicles and in turn leads to the large garage.

Gated side access leads to the paved terrace which gives way to the outbuilding which offers the prospective purchasers a multitude of usage options including a gym, bar or home office space. The outbuilding is accessed via a pair of French doors and internally is fitted with areas of acoustic panelling and is fitted with a W.C. and wash hand basin. The balance of the

garden leads around to the rear of the property and to the opposite side where a slightly raised deck area can be found, along with a further paved terrace and timber garden shed.

### Location

Centrally located in the village of Wickham Bishops, the property is located just 0.3 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 2 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 is located 4 miles from the property with its historic quay, Maldon also offers a number of independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.5 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

15'5" x 5'10" (4.70m x 1.78m)

### Cloakroom

5'11" x 4'4" (1.80m x 1.32m)

### Sitting Room

21'7" x 14'0" (6.58m x 4.27m)

### Kitchen/Diner

21'7" x 12'0" (6.58m x 3.66m)

### Utility Room

9'3" x 7'7" (2.82m x 2.31m)

### Bedroom One

12'5" x 11'10" (3.78m x 3.61m)

## En-Suite

## Bedroom Two

12'0" x 10'3" (3.66m x 3.12m)

## Bedroom Three

11'0" x 10'7" into wardrobe (3.35m x 3.23m into wardrobe)

## Bedroom Four

12'7" into wardrobe x 9'4" (3.84m into wardrobe x 2.84m)

## Bathroom

9'1" x 5'6" (2.77m x 1.68m)

## Gym/Bar/Office

14'10" x 14'8" (4.52m x 4.47m)

## Services

Council Tax Band - F

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - B

Broadband Availability - Ultrafast fibre broadband available in the

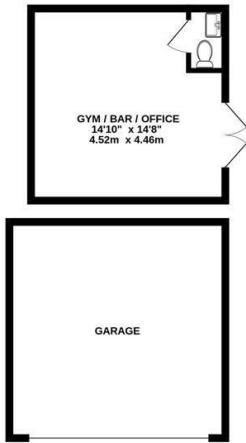
locality via Gigaclear and Openreach with speeds of 1800mbps. (details obtained from Ofcom Mobile and Broadband Checker) - July 2025.

Flood risk in the property location is considered a very low risk of surface water flood, very low risk from rivers and sea, along with unlikely flooding from Groundwater and Reservoirs. (Details obtained from Gov.UK flood risk area July 2025).

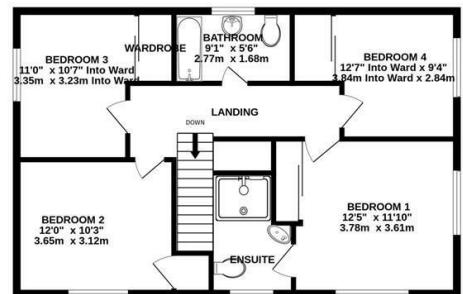
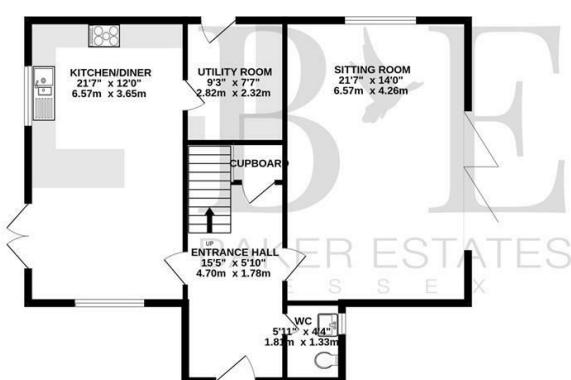


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## GROUND FLOOR



## 1ST FLOOR



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                                 |                         | 92        |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firms employment has the authority to make or give any representation or warranty in respect of the property.