



**4 bedroom  
Detached  
House located  
in Wickham  
Bishops.**

Guide Price  
£700,000 - £725,000



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## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £700,000 TO £725,000\*\*\*  
This attractive four-bedroom home in the desirable village of Wickham Bishops offers elegant and well-appointed living throughout. A graceful entrance hall sets a luxurious first impression, complementing the two stylish reception rooms and a beautifully designed kitchen/breakfast room that serves as the heart of the home. Surrounded by established, mature gardens, the property provides a peaceful and picturesque setting, perfectly capturing the charm of village living.

### STEP INSIDE

Stepping through the front door into the welcoming reception hall, you are immediately introduced to the sense of space and refinement that defines this beautifully home. To the left, the sitting room (17'8" x 12'2" / 5.44m x 3.71m) offers an inviting retreat, centred around a feature fireplace with inset wood burner and tiled hearth. From here, double doors open directly into the dining room (11'5" x 10'3" / 3.48m x 3.12m), a bright and versatile area ideal for formal gatherings, with a further door leading onto the rear paved terrace, seamlessly blending indoor and outdoor living.

An opening connects the dining room to the impressive kitchen/breakfast room (15'8" x 12'3" max / 4.78m x 3.73m max), where elegant shaker style cabinetry in soft light grey is complemented by a contrasting dark grey central island incorporating a breakfast bar. Marble effect worktops enhance the sophistication of the space, which also includes an integrated dishwasher, an inset ceramic sink, and a characterful range cooker set beneath a tiled splashback and mock chimney style extractor.

Beyond the kitchen, a practical inner lobby provides access to the thoughtfully converted utility area (10'5" x 3'11" / 3.18m x 1.19m), offering a work surface, plumbing for a washing machine, and space for a tumble dryer. A door from here opens into the remaining garage store (14'1" x 13'11" / 4.29m x 4.24m), perfect for storage or hobby use. Now used primarily for storage, it has an original garage door neatly panelled over. Part of this space has been adapted to form a practical utility area, equipped with a countertop and the necessary plumbing and drainage to accommodate a washing machine and a separate tumble dryer.

Ascending to the first floor, the landing leads to four well-proportioned bedrooms. The master bedroom (13'11" x 12'3" max / 4.24m x 3.73m max) features built in wardrobes and generous natural light.

Bedroom two (12'4" max x 8'2" / 3.76m x 2.49m) also benefits from a built-in wardrobe, while bedroom three (12'1" x 7'5" / 3.68m x 2.26m) offers an appealing layout with an attractive full height window feature. Bedroom four (10'9" x 7'9" / 3.28m x 2.36m) is ideal as a guest room, study, or nursery.

Completing the first floor is the superb four piece family bathroom (7'5" x 7'2" / 2.26m x 2.18m), fully tiled to both walls and floor. It features a dual ended bath, a wall mounted wash hand basin, a low-level WC, and a separate shower enclosure.



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## STEP OUTSIDE

Approached via a private driveway from the road, the property enjoys generous off-street parking alongside a neatly kept lawn. A paved path guides you to the front entrance and continues around to the rear garden.

At the back of the house, an elevated paved terrace offers a substantial outdoor seating and entertaining area, with steps descending to the remainder of the garden. This section is predominantly laid to lawn and secured by wood panel fencing. A timber shed is positioned at the far end of the garden.

## THE LOCATION

Beautifully positioned in the desirable village of Wickham Bishops, the property sits within easy reach of local conveniences including the village hall, shop, Post Office, library, tea rooms, and various salons. Just 1.2 miles away, Benton Hall Golf & Country Club offers championship golf, a gym, pool, spa, and fitness classes. Nearby Maldon and Witham provide a wider choice of shops, restaurants, and supermarkets, with Witham also offering a fast mainline service to London Liverpool Street.

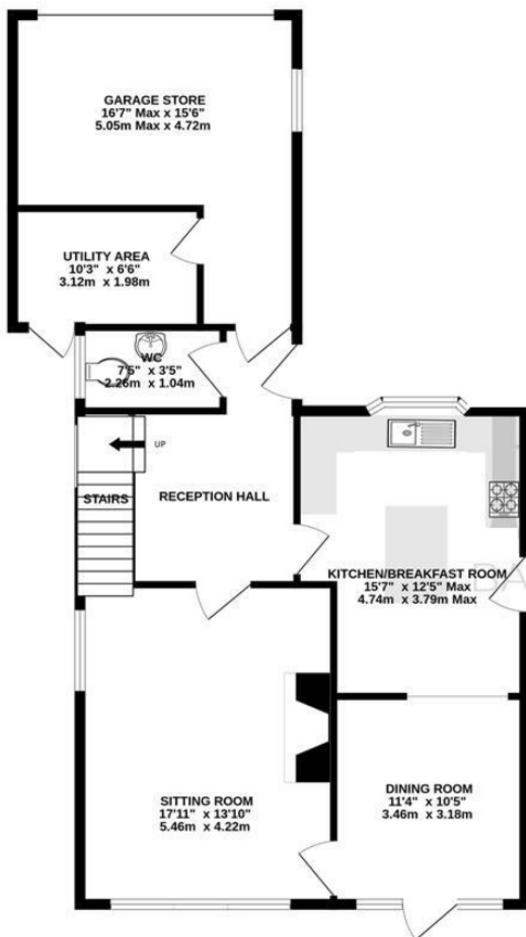


**Paddock Chase, Wickham Bishops, Witham, CM8 3FF**

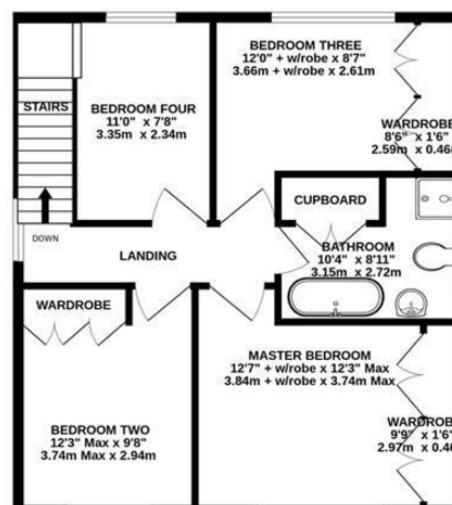


## FLOORPLAN

GROUND FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



## DIRECTIONS

### CONTACT

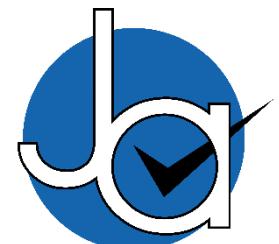
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TOTAL FLOOR AREA: 1614 sq.ft. (150.0 sq.m.) approx.

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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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