

Paul Mason Associates



Church Road, Wickham Bishops, Essex, CM8 3LA
Guide price £1,100,000

- Five bedrooms
- En-suite to master bedroom
- Family bathroom
- Large entrance hall and galleried landing
- Lounge and garden room
- Open plan kitchen/breakfast room with dining and sitting room areas
- Utility room and cloakroom
- Double garage
- Approaching a quarter of an acre
- EPC - E

A substantial Georgian style detached family residence offering capacious well presented accommodation throughout on an established plot approaching a quarter of an acre. This attractive double fronted property is set back from this quiet leafy road and offers privacy within its secluded south facing gardens, ideal for entertaining.

All of the ground floor living area at "Brambles" is accessible via a spacious entrance hall with centre piece staircase to the first floor. The triple aspect open plan kitchen has been refitted in recent years to include a central island unit with breakfast bar and dining area, plus a seating area to the front. Leading from the open plan kitchen is a separate utility/laundry room with access to the side gardens. The remaining ground floor accommodation comprises a large triple aspect lounge, separate family room/garden room with double doors to the rear gardens and cloakroom. A wonderful feature to the first floor is a galleried landing with seating area and window overlooking the front gardens. There are doors from the landing leading to the remaining accommodation which includes five large bedrooms, family bathroom and en-suite to the master bedroom.

The property is located within a quiet non estate position within this sought after Essex village only a short distance to the local shops, restaurants and Benton Hall golf course with private gym and swimming pool. There are some delightful countryside walks close by, as well as recreation grounds for children and the village hall. Additional facilities are available only a short drive away at Witham, Maldon and Chelmsford with schools, shops and doctors. The train station at Witham is approx. 3.1 miles away with direct trains into London Liverpool Street making it ideal for commuters wanting to live in a semi rural tranquil setting.

Paul Mason Associates are proud to be offering this property for sale and is available with no onward chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(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		

Distances

Village Shop - 0.3 miles

Benton Hall Golf Course and Gym - 1.4 miles

A12 - 3.4 miles

Maldon Promenade Park - 4.6 miles

Witham Train Station - 3.1 miles

Chelmsford City Centre - 12.7 miles

London Stansted Airport - 25 miles

All mileages are approx.

Accommodation

GROUND FLOOR

Entrance Hall

Part glazed entrance door. Stairs to first floor and understairs storage cupboard. Coved ceiling with inset lighting. Amtico flooring.

Sitting Room

6.71m x 3.93m (22'0" x 12'10")

Triple aspect room with a bowed window to front, window to side and glazed french doors leading to the rear garden. Ornate fireplace incorporating a gas flame effect fire. Fitted display shelves to one wall. Wall light points and coved ceilings.

Garden Room

3.18m x 3.18m (10'5" x 10'5")

Glazed french doors to the rear garden. Coved ceiling with inset lighting.

Open Plan Kitchen/Breakfast, Dining/Sitting Room

8.47m x 5.39m (27'9" x 17'8")

A triple aspect room with a bowed window to front, window to rear and glazed french doors to the side and rear gardens. The kitchen has been refitted in recent years and comprise units to eye and base level matching central island unit incorporating a breakfast bar. Two built-in single ovens, five ring gas hob and extractor. Integrated full height fridge and freezer. Integrated dishwasher. Coved ceiling with inset lighting and Amtico flooring. Door leading to:

Utility Room

Half glazed door to the side garden. Units fitted to eye and base level. Space for washing machine and tumble dryer. Sink unit with mixer taps. Coved ceiling with inset lighting.

Cloakroom

Obscure glazed window to side. White suite comprising low level w.c. and inset sink unit with vanity below. Half tiled walls and tiled floor. Heated towel rail. Coved ceiling with inset lighting.

FIRST FLOOR

Galleried Landing

Feature galleried landing with seating area and stairs to ground floor. Window to front. Access to the part boarded loft space with lighting via a pull down ladder and housing gas fired boiler. Built-in double width linen cupboard.

Master Bedroom

4.61m x 4.10m (15'1" x 13'5")

Two windows to rear and window to side. Coved ceiling. Two built-in double wardrobes and door to:

En-suite

Obscure window to rear. White suite comprising enclosed tiled shower cubicle, pedestal wash hand basin and low level w.c. Coved ceiling with inset lighting and part tiled walls.

Bedroom Two

4.60m x 2.51m (15'1" x 8'2")

Two windows to front and coved ceiling.

Bedroom Three

3.60m x 3.26m (11'9" x 10'8")

Window to rear and two built-in double wardrobes.

Bedroom Four

3.40 x 2.57m (11'1" x 8'5")

Window to front and coved ceiling.

Bedroom Five

2.48m x 2.47m (8'1" x 8'1")

Window to front and coved ceiling.

Family Bathroom

Obscure window to rear. White suite comprising corner bath with independent shower over, pedestal wash hand basin and low level w.c. Coved ceiling with inset lighting and part tiled walls.

EXTERIOR

Front Garden

The property is approached via a block paved driveway providing ample parking with access to the double garage and entrance door. Various flowers and shrubs. There

are established borders to the front including mature trees which provide privacy.

Double Garage

5.59m x 4.90m (18'4" x 16'0")

Electric up and over door. Window to side and door to the garden. Storage over. Lighting and power connected.

Rear and Side Garden

Commencing with a paved terrace which is ideal for entertaining and with views over the gardens which are mainly laid to lawn with flower and shrub borders. Block paved footpath to the rear corner of the plot which houses a timber gazebo providing a sheltered seating area. Pergola with climbing roses to one side of the property. Established borders to all sides proving a secluded south facing garden.

Services

Gas central heating, mains water and drainage. Fitted alarm.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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