



12 School Road, Wickham Bishops , CM8 3NU
Price £700,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Discover this Four Bedroom Detached Bungalow in the sought-after village of Wickham Bishops. Boasting a generous plot exceeding 0.25 acres, a Double Garage. Viewing is essential. Situated in the highly sought-after village of Wickham Bishops, this impressive Four Bedroom Detached Bungalow presents an opportunity for its buyer's to achieve life one level without compromising on space. The property stands on a substantial plot measuring in excess of 0.25 acres, providing ample outdoor space and a sense of privacy. Upon entering, you are greeted by a welcoming interior that flows seamlessly through the living spaces. The property features a spacious Living Room, offering delightful views over the Garden, creating a serene environment for relaxation. Adjacent to this, the Dining Room also benefits from garden views, perfect for entertaining guests or enjoying family meals. The Kitchen is well appointed, providing a functional space for culinary pursuits, complemented by a convenient Utility Room. The accommodation further comprises a Bathroom and an En-Suite, ensuring comfort and privacy for all residents. Each of the four bedrooms offers comfortable living, with ample natural light. Externally, the property truly shines. The extensive plot provides a wonderful outdoor haven, ideal for gardening enthusiasts or for children to play. Driveway Parking is available, leading to a Double Garage, offering secure storage and additional parking solutions. Wickham Bishops is renowned for its community feel and convenient access to local amenities, including reputable schools, village shops, and recreational facilities. The village's location offers excellent transport links, connecting residents to larger towns and cities, while maintaining its peaceful rural character. This property represents a fantastic opportunity to acquire a substantial home in a desirable location. Viewing is essential to fully appreciate the quality and lifestyle this exceptional bungalow offers.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 1679 ft²
 156.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Entrance Hall

Entrance door to front, two obscure double glazed floor to ceiling windows to front, further window to side, double storage cupboard, radiator, coved to ceiling, doors to further accommodation including:

Dining Room 13'0 x 8'9 (3.96m x 2.67m)

Double glazed window to rear, two radiators, serving hatch to kitchen, coved to ceiling, semi open plan to:

Living Room 17'11 x 12'3 (5.46m x 3.73m)

Double glazed window to front, two full length double glazed windows to rear, double glazed double doors to rear, two radiators, feature fireplace, television point, coved to ceiling.

Bedroom/Office 14'3 x 10'3 (4.34m x 3.12m)

Double glazed windows to front and side, radiator, part wood panelled to walls and ceiling, fitted storage, door to:

Hallway/Porch 4'2 x 3'11 (1.27m x 1.19m)

Obscure glazed door to side, part wood panelled to walls.

Bedroom 14'5 x 8'8 (4.39m x 2.64m)

Double glazed window to side, radiator, fitted bedroom furniture, doors to Shower Room and:

W.C. 5'10 x 3'4 (1.78m x 1.02m)

Radiator, low level w.c., wash hand basin with vanity unit, part tiled to walls, coved to ceiling.

Shower Room 4'9 x 2'11 (1.45m x 0.89m)

Tiled shower unit, heated towel rail, extractor fan.

Bedroom 10'4 x 8'7 (3.15m x 2.62m)

Double glazed window to side, radiator, fitted bedroom furniture, coved to ceiling, door to:

Dual access Bathroom 7'10 x 5'9 (2.39m x 1.75m)

Obscure glazed window to side, heated towel rail, p-shaped bath with mixer tap, shower above and shower screen, w.c., wash hand basin with mixer tap and vanity unit. tiled to walls extractor fan, door to Entrance Hall.

Kitchen 12'7 x 10'1 (3.84m x 3.07m)

Double glazed window to rear, radiator, range of matching units, double oven, space and plumbing for dishwasher and further under counter appliance, four ring gas hob and sink drainer unit with mixer tap set into work surface, space for fridge/freezer, part tiled to walls, coved to ceiling.

Rear Hallway 5'10 x 4'5 (1.78m x 1.35m)

Part obscure double glazed window and door to rear, radiator, coved to ceiling, door to bedroom and:

Utility Room 6'5 x 5'10 (1.96m x 1.78m)

Obscure glazed window to side, wall mounted boiler, radiator, space and plumbing for washing machine, coved to ceiling.

Bedroom 14'11 x 12'7 (4.55m x 3.84m)

Double glazed windows to side and rear, radiator, range of fitted bedroom furniture, coved to ceiling, door to:

En-Suite 6'2 x 4'1 (1.88m x 1.24m)

Obscure double glazed window to side, radiator, heated towel rail, tiled shower, wash hand basin with mixer tap and vanity unit, low level w.c., tiled walls, extractor fan.

Rear Garden

Commences with a raised paved patio area with steps down to lawn, outside tap, range of planting borders, further carzy paved area to rear of garage, greenhouse, gate to an area of Driveway which accesses:

Double Garage 23'4 x 14'3 (7.11m x 4.34m)

Up and over door to front, power and light connected.

Frontage

Ample Driveway Parking which extends through carport and beyond to double garage, lawned area to one side with a range of established planting borders, pathway extending to entrance.

Agents Note, Money Laundering & Referrals

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS: Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of CREDAS an online verification company so as to ensure the required compliance and satisfy customer due diligence.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

