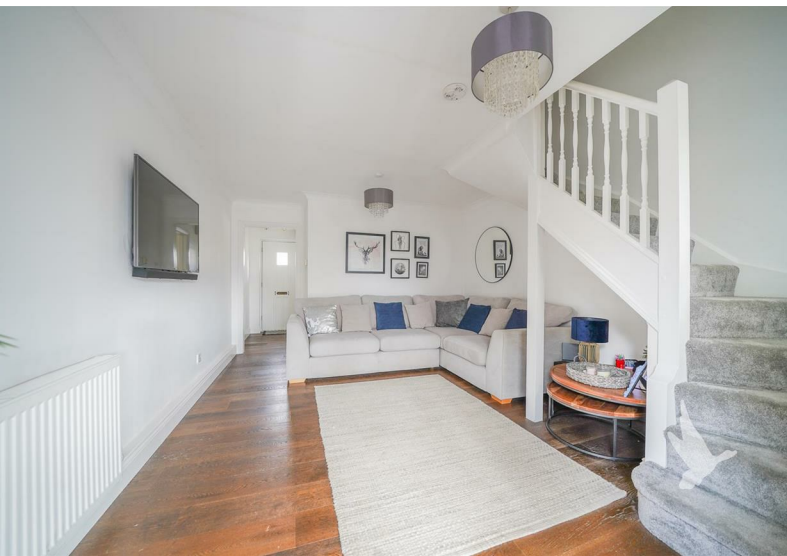




**2 Church Cottages Church Road, Wickham Bishops, CM8 3TL**  
**Offers in excess of £290,000**





# 2 Church Cottages Church Road, Wickham Bishops, CM8 3TL

## Offers in excess of £290,000

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### Some More Information

From the entrance door you enter the entrance hall where openings lead to the sitting room and kitchen to the front. The kitchen is fitted with a range of eye and base level cupboards and drawers beneath rolled edge work surfaces with integrated electric hob, oven and dishwasher along with space for automatic washing machine. Entering the sitting room the stairs rise to the first floor, with a window and opening lead to the conservatory dining room / study. Built upon a brick plinth the uPVC construction space has windows to both sides and rear along French doors leading out to the paved rear courtyard.

To the first floor the landing gives access to the bedroom which has a window to the front elevation along with wall to wall fitted wardrobe storage cupboards. The immaculate 4 piece bathroom comprises separate shower enclosure with dual head shower, vanity unit with bowl upon sink, low level W.C. and panel enclosed bath and velux to the rear elevation.

### Externally

To the front of the property there is off street parking for a vehicle and three visitor spaces for the properties available on a first come first served basis and flanked by paved pathways and planting beds. To the rear of the property the courtyard garden is hard landscaped and enclosed by wood panel fences.

### Location

The village of Wickham Bishops 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 1.5 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

5'8" x 3'7" (1.73m x 1.09m)

### Kitchen

7'10" x 7'10" (2.39m x 2.39m)

### Sitting Room

13'9" x 11'10" (4.19m x 3.61m)

### Conservatory Dining Room & Study

11'2" x 9'9" (3.40m x 2.97m)

### Bedroom One

13'0" max x 11'11" into wardrobes (3.96m max x 3.63m into wardrobes)

### Bathroom

7'11" x 7'9" (2.41m x 2.36m)

### Services

Council Tax Band - B

Local Authority - Maldon District Council

Tenure - Freehold

EPC - D

- \*Mains Electric
- \*Gas Fired Central Heating
- \*Mains Water
- \*Mains Drainage

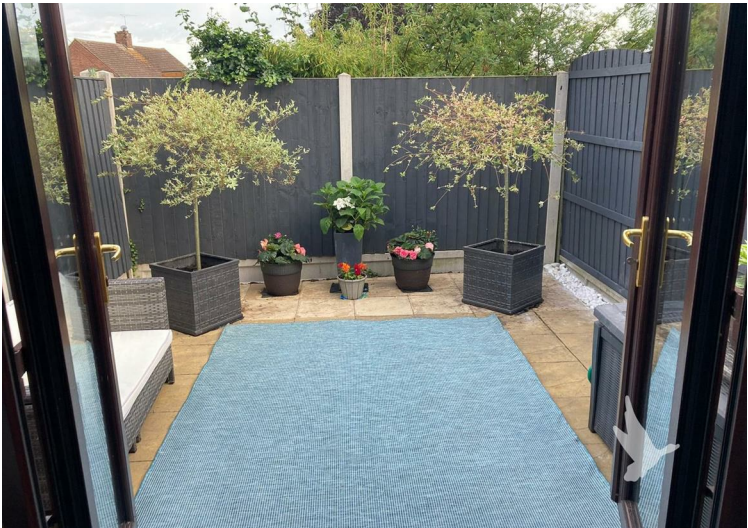
Planning Applications in the Immediate Locality - Speak to Agent.

Construction Type - We understand the property to be of a traditional construction. The property does not have step free access to the property.

Broadband Availability - Ultrafast Broadband Available with speeds up to 1000mbps (details obtained from Ofcom Mobile

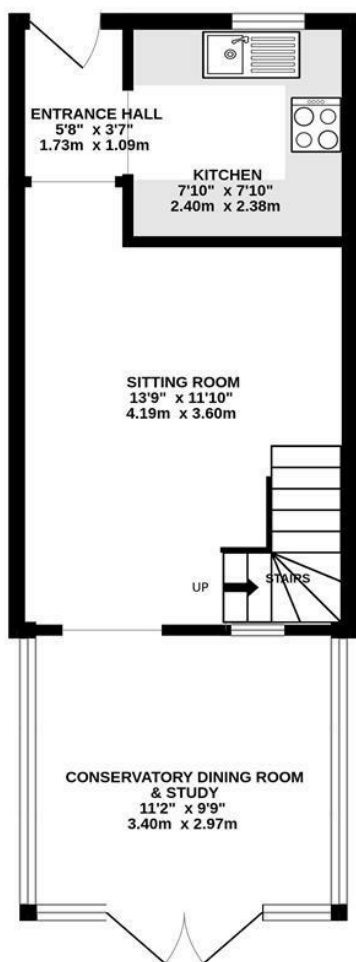
and Broadband Checker) – October 2025.  
Mobile Coverage - It is understood that the mobile phone service is available from O2 & EE (details obtained from Ofcom Mobile and Broadband Checker) - October 2025.

Flooding from Surface Water – Very Low Risk  
Flooding from Rivers and Sea - Very Low Risk  
Flooding from Reservoirs Unlikely In This Area  
Flooding from Ground Water - Unlikely In This Area (details obtained from gov.uk long term flood risk search) - October 2025

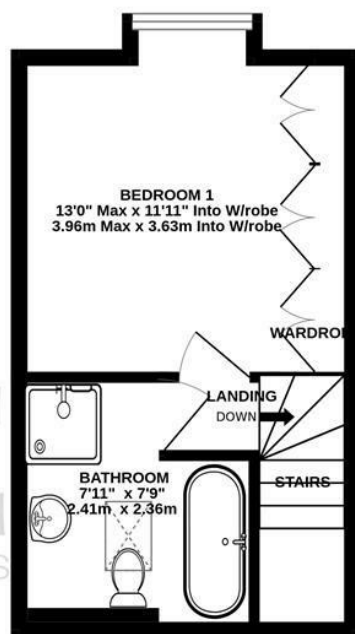




GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 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		100
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.