



Paddock Chase, Wickham Bishops , CM8 3FF
Price £850,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

EXTENDED AND IMPROVED IS THIS FOUR BEDROOM DETACHED HOME LOCATED WITHIN A PRIVATE CUL DE SAC CLOSE TO WICKHAM BISHOPS VILLAGE CENTRE. This delightful home features Four First Bedrooms with a Family Shower Room and En-Suite Bathroom. The extensive Ground Floor comprises a Cloakroom which is accessed from the Entrance Hall, a Kitchen with adjoining (recently added Utility Room) and Reception Rooms including Living Room, Study and Dining Room with a Stunning Garden Room overlooking the Rear Garden which measures approximately 100'. Externally, there also a substantial Driveway which leads to the Double Garage. This home is also offered for sale with No Onward Chain!

The property has an Air Source Heat Pump installed which powers the heating and hot water and wiring in place to add solar panels.

The property is located at the end of a Private Cul de Sac within easy walking distance to Wickham Bishops village centre. For the commuter it is accessible to Witham which provides access to the A12 and mainline station with direct links to London Liverpool Street. EPC: C, Council Tax: F.



Bedroom 10'1 x 9'7 (3.07m x 2.92m)

Double glazed window to rear, radiator, fitted wardrobes.

En-Suite 12'0 x 10'8 (3.66m x 3.25m)

Double glazed window to rear, panelled bath with shower above, wash hand basin with mixer tap and vanity unit, low level w.c., radiator.

Bedroom 12'8 x 9'9 (3.86m x 2.97m)

Double glazed window to rear, radiator, coved to ceiling, two double wardrobes.

Bedroom 11'4 x 10'9 (3.45m x 3.28m)

Double glazed window to front, radiator, wardrobes.

Bedroom 10'11 x 7'6 (3.33m x 2.29m)

Double glazed window, radiator, single wardrobe.

Shower Room 10'2 x 5'9 (3.10m x 1.75m)

Obscure double glazed window to side, wash hand basin with mixer tap, low level w.c., extractor fan, coved to ceiling, heated towel rail.

Landing 13'11 x 3'4 (4.24m x 1.02m)

Access to loft, double glazed window to side, stairs down to:

Entrance Hall 13'7 x 6'10 (4.14m x 2.08m)

Part double glazed entrance door, double glazed window, wood flooring, storage cupboard, door into Garage.

Cloakroom 7'2 x 4'6 (2.18m x 1.37m)

Obscure double glazed window to side, low level w.c., wash hand basin, radiator, wood effect flooring, coved, extractor fan.

Kitchen 15'6 x 12'4 (4.72m x 3.76m)

Double glazed window to front, space and plumbing for dishwasher, range of matching units, sink drainer unit with mixer tap set into work surface, space for range cooker, with extractor, tiled floor, door into Dining Room and:

Utility Room 5'7 x 2'10 (1.70m x 0.86m)

Door to front and rear, double glazed ceiling lantern, range of matching units, sink drainer unit with mixer tap, wood effect flooring.

Living Room 17'11 x 13'8 (5.46m x 4.17m)

Double glazed double doors into side garden, wood flooring, feature fireplace with multi fuel burner, television point, two radiators, open to Dining Room, Garden Room and:

Study 12'0 x 5'7 (3.66m x 1.70m)

Double glazed windows to side and rear.

Dining Room 11'5 x 10'5 (3.48m x 3.18m)

Radiator, door to Kitchen and semi open plan to:

Garden Room 23'2 x 12 (7.06m x 3.66m)

Wood effect tiled flooring, double glazed double sliding doors to rear, double glazed window to side, four windows to ceiling.

Rear Garden approx 100' (approx 30.48m)

Commences with a raised terraced area with balustrade and steps down to circular area of lawn with planting areas to sides and block paved pathway leading to a further shingle area with timber summer house to side, remainder of the garden features a lawned area with timber shed. Access to front via Utility Room.

Side Garden

Seating area to side accessed from Living Room. plant for air source heat pump.

Frontage

Substantial block paved driveway providing parking for several vehicles leading to double Garage and Entrance.

Double Garage 16 x 15'7 (4.88m x 4.75m)

Double glazed window, electric roller door, door into Entrance Hall.

Agents Note

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 him/herself 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.







Floor 0



Floor 1

Approximate total area⁽¹⁾

2158.78 ft²

200.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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