



Beacon Hill | Wickham Bishops | CM8 3EA

FINE & COUNTRY

OVERVIEW

This exceptional and versatile property, situated on the highly sought-after Beacon Hill in Wickham Bishops, offers a unique opportunity for multi-generational living or use as a substantial family home.

Set within beautifully enclosed private grounds of approximately 0.65 acres, the home provides flexible accommodation with two distinct living areas or can be utilized as one expansive residence.

STEP INSIDE

The ground floor of this expansive property offers a perfect blend of functionality and versatility, ideal for family living. Upon entering, the spacious entrance hall leads to a recently refitted kitchen/breakfast room with sleek cabinetry and square-edge worktops, seamlessly connected to a utility and boot room.

A large reception room features an oriel bay window and sliding doors to the rear garden. For relaxation and entertainment, there is a snooker room and a generous sitting room with a central open fireplace and patio doors opening onto the garden. Additionally, the ground floor includes a formal dining room and cloakroom.

A separate rear wing adds flexibility, providing a second kitchen, a sitting room, three bedrooms, an en suite to the Master, and a large bathroom with Jacuzzi bath/shower. The separate wing also has independent access to the garden, perfect for accommodating extended family or guests. The first floor of this impressive property offers spacious and well-appointed accommodation. The principal bedroom stands out with a walk-through dressing area leading to an en-suite bathroom, featuring both a bath and a shower. This bedroom also boasts sliding patio doors that open onto a large private balcony, offering stunning views of the rear garden.









STEP INSIDE

Two additional bedrooms on this floor come equipped with fitted wardrobes, drawers, and vanity units, providing ample storage space. These bedrooms are serviced by a family bathroom, which includes a corner bath, shower, WC, and washbasin.

The first floor also benefits from practical storage solutions, including cupboards and eaves storage, with the potential for further expansion into the roof space, subject to planning permission. Overall, the first floor combines comfort, convenience, and scope for future development.

STEP OUTSIDE

The grounds and gardens of this property are set within approximately 0.65 acres of private, enclosed land, offering both space and privacy. The front garden is beautifully landscaped with mature shrubs and features a private driveway providing off-street parking for multiple vehicles. Gated access on both sides of the property leads to the expansive rear garden, which wraps around the home.

The rear garden features a combination of lush lawns and paved terraces, ideal for outdoor dining, entertaining, and relaxation. A notable feature of the garden is the kidney-shaped planted area, which was previously a swimming pool and offers the potential to be reinstated. The garden's size and layout provide plenty of scope for both leisure and landscaping projects, making it a perfect outdoor retreat for families and garden enthusiasts alike.

LOCATION

The property is centrally located in the desirable village of Wickham Bishops, a charming and well-connected area in Essex. Just 0.7 miles from the village hall, residents can enjoy a range of community activities, clubs, and classes, as well as a children's play area. The village itself offers a variety of local amenities, including a library, village shop, post office, Mrs. Salisbury's Tea Rooms, and Olio's at The Chequers for dining.

For leisure, the property is just 1.6 miles from Benton Hall Golf, Health, and Country Club, which features an 18-hole championship golf course, a par 3 course, a gym, a swimming pool, and spa facilities. The nearby town of Maldon offers historic charm, with a picturesque quay, a variety of independent boutiques, national retailers, supermarkets, and restaurants.



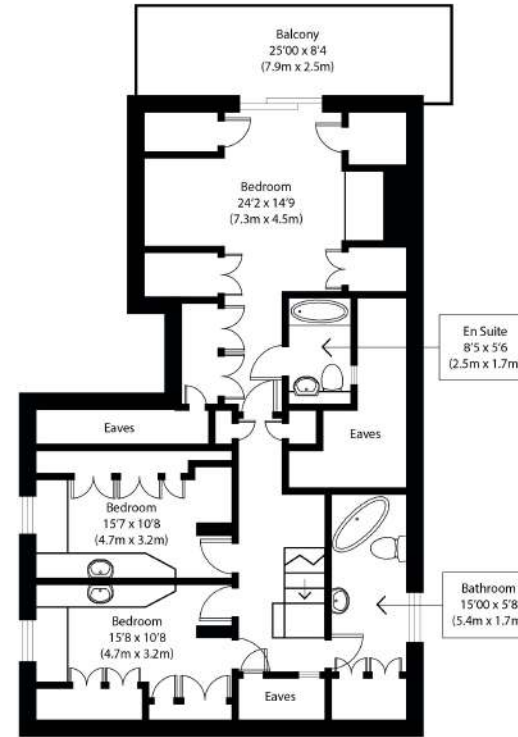
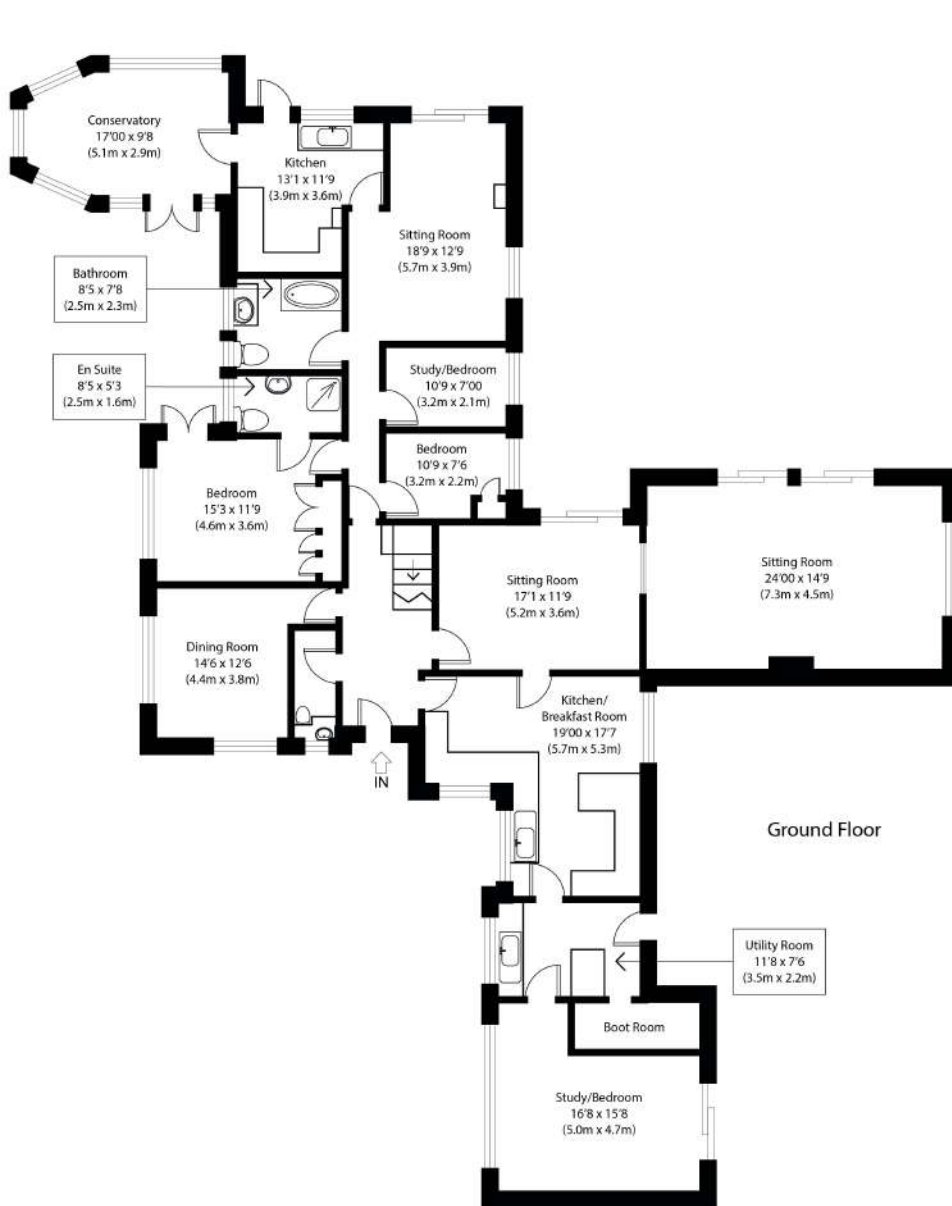
LOCATION

The property benefits from excellent transport links, making it convenient for both local travel and commuting. The nearest train station is in Witham, just 2.4 miles away, offering a fast and frequent service to London Liverpool Street, with journey times typically around 45 minutes, making it an ideal location for commuters working in the capital. In addition to rail services, Wickham Bishops and the surrounding area are well-connected by road.

The nearby A12 provides easy access to key destinations, including Chelmsford, Colchester, and London, as well as connections to major motorways like the M25.

The area is well-served by a range of excellent schools, catering to all ages and education levels. In the nearby village of Great Totham, there is the well-regarded Great Totham primary school, also well placed for Maldon Court Preparatory School. Both known for their strong academic performance and nurturing environment. For secondary education, the area benefits from its proximity to the reputable New Hall School in Chelmsford.

For secondary education, the area benefits from proximity to reputable schools like The Plume School in Maldon, which offers a broad curriculum and excellent facilities. Witham also provides additional secondary options, including Maltings Academy and New Rickstones Academy, both of which are easily accessible.



Ground Floor

First Floor

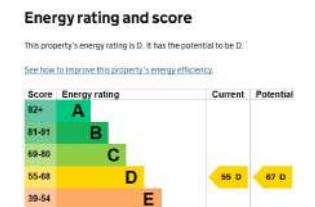
Approximate Gross Internal Area
3830 sq ft (356 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosgroup.co.uk



CRAIG GANDERTON
DIRECTOR

follow Fine & Country Colchester on



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed





Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY

F&C
fineandcountry.com™