



Bishops Place, Kelvedon Road, Wickham Bishops, Essex

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# Bishops Place

## Kelvedon Road, Wickham Bishops, Essex, CM8 3LY

A completely refurbished, classically designed country home on the outskirts of this popular village.

Witham 3 miles, A12 4 miles, Chelmsford 9 miles, Central London 45 miles

Entrance hall | Dining room | Sitting room  
Office/play room | Kitchen/breakfast/family room | Utility room | Walk in pantry | Cloakroom  
Principal bedroom with en suite bathroom and his & her dressing rooms | 4 Further double bedrooms, all of which are en suite

Beautiful landscaped gardens | Swimming pool with safety cover | Pool house | Tennis court  
Outbuildings | Extensive garage block with room above | EPC Rating E

About 2 acres.

### The property

Constructed in 2002 in a classical design, Bishops Place has been much improved by the present owners and now combines modern sophisticated interiors with light and elegant proportions one would expect from a Georgian home.

Positioned centrally within its grounds, this fine home has been constructed with attractive mellow brick elevations under a hip sloped roof, accompanied by a southern façade with feature portico and balcony above. Set being electric security gates and nestled within its mature border, the property comes with a long sweeping driveway, extensive garaging and all a family would want for modern entertaining, whilst maintaining a secluded spot on the edge of the village.

Internally, full height ceilings and windows exude the feeling of elegance along with creating a light and airy environment. Centred around a spacious entrance hall with feature staircase and herringbone Amtico flooring, the ground floor comprises three formal reception rooms, all with double aspect views over the gardens and of particular note is the sitting room which is a staggering 625 sq ft in size with a feature fireplace and double doors opening onto the rear patio. In addition is the beautifully designed David Barham kitchen/family room with feature island and breakfast table, adjoining utility room and walk in pantry; all of which is kitted out with everything a modern family could want.

The end of the kitchen opens out to a vaulted family room with views of the garden on all sides and double sets of patio doors leading onto the rear patio to make the ideal spot for family entertaining. There is also a useful office/play room and a dining room with feature bar. There is also a cloakroom.

To the first floor are five double bedrooms that centre around the oval spaced gallery landing. The principle bedroom being the largest, with his and her dressing rooms and a beautifully designed en suite bathroom with walk in shower. All the bedroom are en suite and for those needing a sixth bedroom, one of the dressing rooms could easily be reformed. Of particular note, much attention to detail has been played to ensure all the bathrooms give a feeling of high end luxury, and once again the gardens can be viewed from all the bedrooms.









## Outside

The property is approached via electric security gates onto a long sweeping shingle driveway. To one side of the property is the extensive garage block with ample parking and storage for those that see their cars as 'part of the family'. Above this, is a 473 sq ft attic space ideal for conversion subject to the necessary consents, and to the rear is an additional garage or storage room. The majority of the gardens are laid to lawn, bordered by an array of mature specimen trees and hedging, whilst to one corner of the plot is a well secured duck pond and to another is the tennis court. Most notable is the newly laid Indian sandstone patio, that spreads across the full back of the house and extends to the west where the pool area resides. The pool area is well screened by tropical planting and has an outdoor kitchen area as well as a pool house with kitchen, shower and changing room, making this the perfect scene for alfresco dining.



## Location

Bishops Place sits on the outskirts of Wickham Bishops, only a few miles from Witham mainline railway station and a Maldon waterfront. The village is packed with amenities from hairdressers, tea room, restaurants, and pub. There is also a village hall, library, general store with Post Office, doctors surgery and some fantastic pop up eateries and a number of country walks. There is also a sports field with a cricket club, Golf and country club with spa, football teams and tennis courts. The town of Witham is just 3 miles to the west offering a greater range of shops including supermarkets, together with its railway station providing a regular service to London Liverpool Street with an approximate journey time of 45 minutes; whilst Maldon has a larger range of independent shops, restaurants, pubs and activities. The county town of Chelmsford is just 9 miles to the west providing a full and comprehensive range of commercial, shopping and entertainment amenities. The area is also particularly well served for all levels of education; both private and state, and in particular Great Totham school

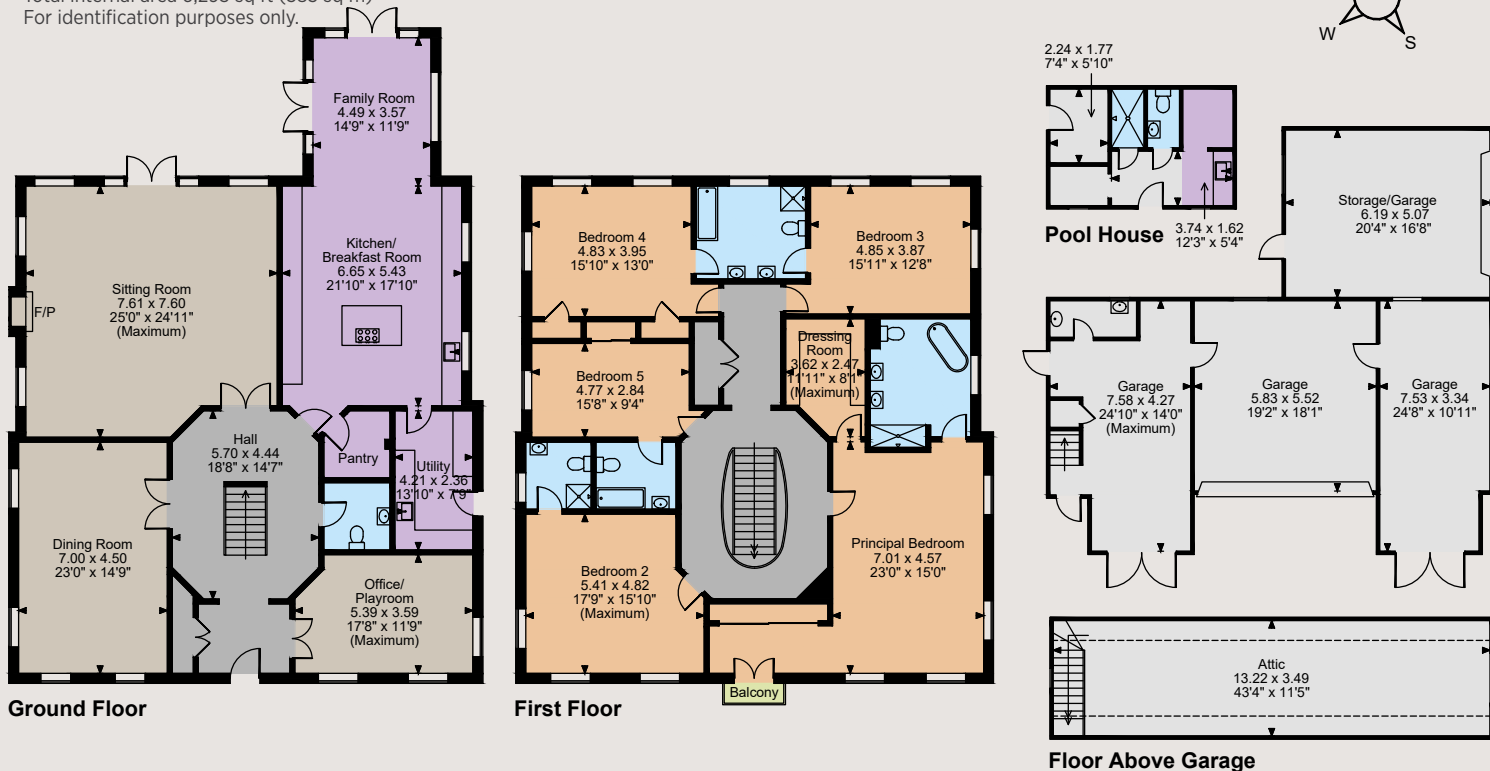








Floorplans  
 Main House internal area 4,465 sq ft (415 sq m)  
 Garage Building internal area 1,617 sq ft (150 sq m)  
 Pool House internal area 211 sq ft (20 sq m)  
 Total internal area 6,293 sq ft (585 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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### Directions

Travelling from the direction of Witham along the B1018 Maldon Road pass- under the A12, turn left into Blue Mills Hill. Continue along this road entering the village of Wickham Bishops and passing through the centre of the village and the parade of shops to the left hand side. After a short distance turn left into Great Totham Road and at the end of this road there is a T junction. Turn left and immediately on the right hand side in Kelvedon Road is the access to Bishops Place.

### General

**Local Authority:** Maldon District Council

**Services:** Mains electricity, water and drainage. Oil-fired central heating.

**Council Tax:** Band H

**Tenure:** Freehold

**Guide Price:** £2,600,000

### Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

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