



Detached: Wickham Bishops

**Guide Price
£1,350,000**

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Bouncers Farmhouse is a substantial detached property, set off the public highway, in an elevated, idyllic location, on the edge of the popular village of Wickham Bishops.

The property is in need of modernisation, with scope for replacement (subject to planning).

The house extends to an approximate gross internal floor area of 3185 sq ft (295 sq m). An attached outbuilding extends to approximately 2513 sq ft (233 sq m).

There is an extensive garden along with grassland and woodland amounting to a total of approximately 12.8 acres.

A further grassland paddock is also available separately details of which can be found here: [Likely Field](#)

DETAILS

Bouncers Farmhouse was constructed in circa 1930. The three storey property extends to seven bedrooms and offers an attached outbuilding currently used for storage and studio uses.

The property is a blank canvas providing an excellent opportunity for modernisation or redevelopment into a stunning and imposing home.

LOCATION

Bouncers Farm is located approximately one mile from the village of Wickham Bishops and is 3.6 miles by road from the towns of Witham and Maldon. It is located approximately 5 miles by road from the A12, providing quick routes to Colchester (approximately 17 miles) and Chelmsford (approximately 10.5 miles). The nearest railway station is in Witham; this station allows transport by train to London Liverpool Street Station in approximately 45 minutes. The property is located approximately 25 miles from Stansted Airport.

ACCESS

The property is accessed via Wickham Hall Lane.

THE PROPERTY

Ground Floor

- Entrance Porch
- Entrance Hall
- Lounge
- Dining Room
- Sun Room
- Kitchen
- WC
- Utility Room
- Shower Room
- Bedroom 1
- Storage Room
- Wet Room

First Floor

- Bedroom 1

- Bedroom 2 with ensuite and dressing room
- Bedroom 3
- Bedroom 4
- Bedroom 5
- WC
- Bathroom

Second Floor

- Bedroom 6
- Bedroom 7
- Landing/Study

Outbuilding

- Annex Room
- Storage Areas

LAND

The grounds extend to approximately 12.8 acres (5.2 hectares). This incorporates 7.35 acres of grassland and 4.05 acres of woodland. The house sits on a plot of 1.4 acres which includes an orchard and lawn area.

Further land is available; an adjacent field extending to approximately 7.3 acres (2.95 hectares) consisting of 6.7 acres of grassland and 0.6 acres woodland. Please find further information available here - [Likely Field](#)

DIRECTIONS

From Wickham Bishops Village Hall, exit the car park to the left then turn immediately right onto Church Road. Bear right for 0.5 miles, at the junction bear left onto Station Road and take the first left onto Wickham Hall Lane. Bouncers Farm is the fourth house on the right.

TENURE

Freehold.

POSTCODE

CM8 3JJ

METHOD OF SALE

Private Treaty.

TOWN & COUNTRY PLANNING

Whirlledge & Nott is of the opinion that this property has considerable potential for substantial redevelopment/refurbishment (subject to planning permission). It is recommended that any interested parties should contact Maldon District Council directly to make enquiries.

Various planning permissions are in place for the stationing of tents, gypsy wagons, bucaneer trailer and portacabin for the purpose of holiday accomodation on the land.

BPS

The Basic Payment Scheme has not been claimed on the land.

SERVICES

Mains water, electricity and private drainage are connected. Oil fired central heating is present in part of the dwelling.

EPC

Band E.

COUNCIL TAX

Band G.

RESTRICTIVE COVENANTS, EASEMENTS AND ROW

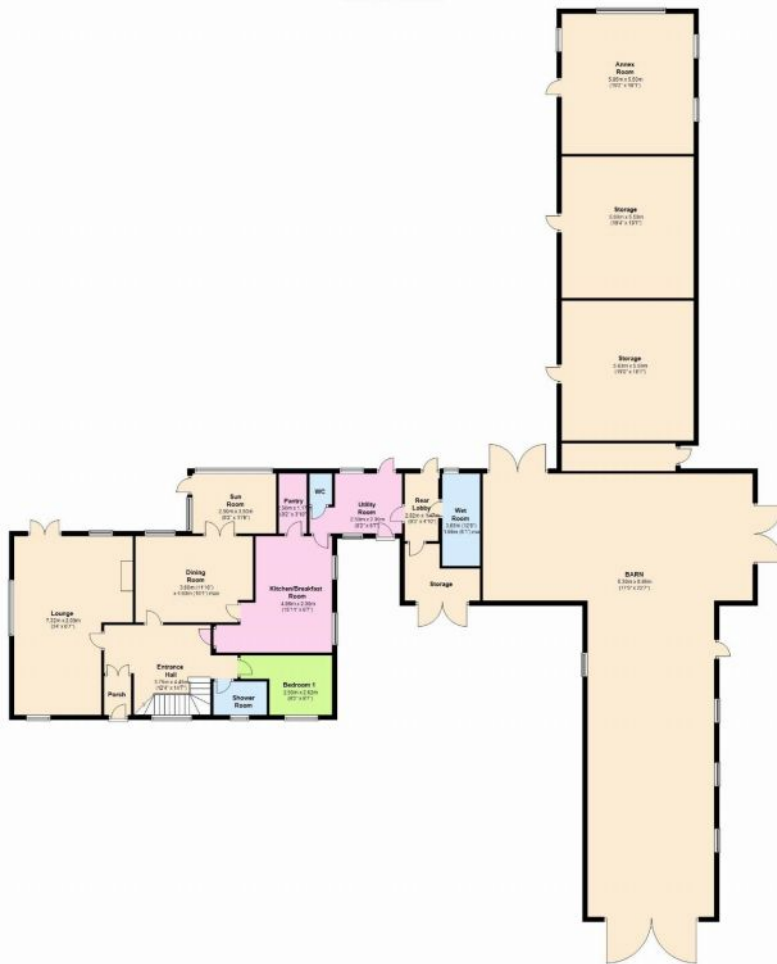
The property is sold subject to or with the benefit of all covenants, wayleaves, easements, quasi easements or rights of way whether mentioned in these particulars or not.

BOUNDARIES, PLACES AND AREAS

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and areas and any mistakes shall not annul the sale or entitle any party to compensation in respect thereof.

LEGAL

Ground Floor
 Approx. 371.5 sq. metres (3983.3 sq. feet)



First Floor
 Approx. 760.2 sq. metres (8231.1 sq. feet)



Second Floor
 Approx. 267.1 sq. metres (2867.3 sq. feet)

