



Langlands

Kelvedon Road, Little Braxted/Wickham Bishops, Essex



BNP PARIBAS GROUP

Hidden within its plot, is this spacious detached family home with scope to extend, in a village setting.

Immaculately presented detached family house with light, open accommodation and mature gardens, set in a sought-after village within easy reach of excellent commuter links.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GATED GARAGING



1.16 ACRES



FREEHOLD



EDGE OF VILLAGE



2,636 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Langlands is an impressive four-bedroom detached home with elegant, and immaculate presented accommodation throughout. Located between the villages of Little Braxted and Wickham Bishops, the property offers comfortable, flexible reception rooms in a peaceful yet convenient setting, and beautiful mature grounds.

The ground floor provides four reception rooms, including the drawing room/dining room at the front which is ideal for entertaining, with its tiled flooring, fireplace and dual aspect, including a large bay window welcoming plenty of natural light. The generous sitting room has a triple aspect, wooden parquet flooring, a fireplace fitted with a log burner and built-in shelving, as well as sliding glass doors opening to the rear gardens. The dining room is accessed from both the sitting room and the kitchen, and gives access to the west-facing conservatory. The kitchen has cream fitted units to base and wall level, as well as integrated appliances and opens into the utility room providing further home storage and space

for appliances, as well as access to the garden and garaging.

To the first floor are four well-presented double bedrooms, including the principal bedroom with its walk-in wardrobe and en-suite bathroom. The three additional bedrooms all benefit from built-in storage, while the first floor also has a family shower room.

Further accommodation could be created by converting the triple garage or extending the footprint, subject to the necessary consents. Buyers should also note that the current vendor has gained planning permission for a 5,000sqft replacement dwelling with annexe and garaging. Further details available upon request from the agent or on the Maldon planning portal under planning reference '24/00685/FUL'. Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.



Outside

The property is approached by a long gravel driveway through dual five-bar wooden gates, offering ample parking in front of the house, as well as access to the integrated garaging.

The gardens surround the property on all sides, with extensive rolling lawns and various mature trees, as well as established hedgerow borders giving a sense of peace and privacy. There is also an extensive patio area across the back of the house, accessed via French doors from the conservatory and sitting room, which provides the ideal space for al fresco dining.

Location

The property is located off Beacon Hill, in Little Braxted and on the outskirts of Wickham Bishops, only a few miles from Witham mainline railway station and a Maldon waterfront.

The villages are 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.



Nearby

- Mrs Salisbury's Cafe
- The Green Man Pub
- Maldon 4 miles
- Witham 3 miles
- Chelmsford 11 miles

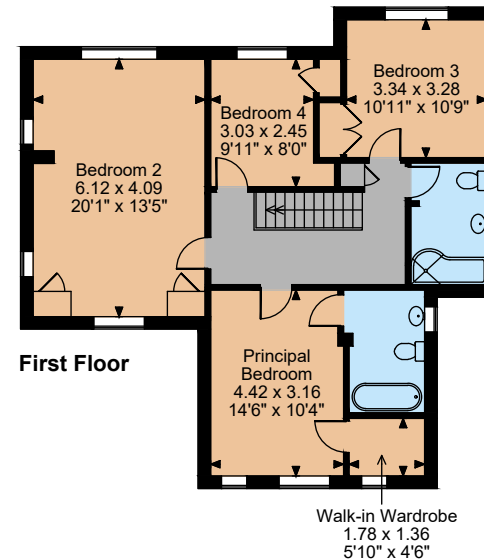
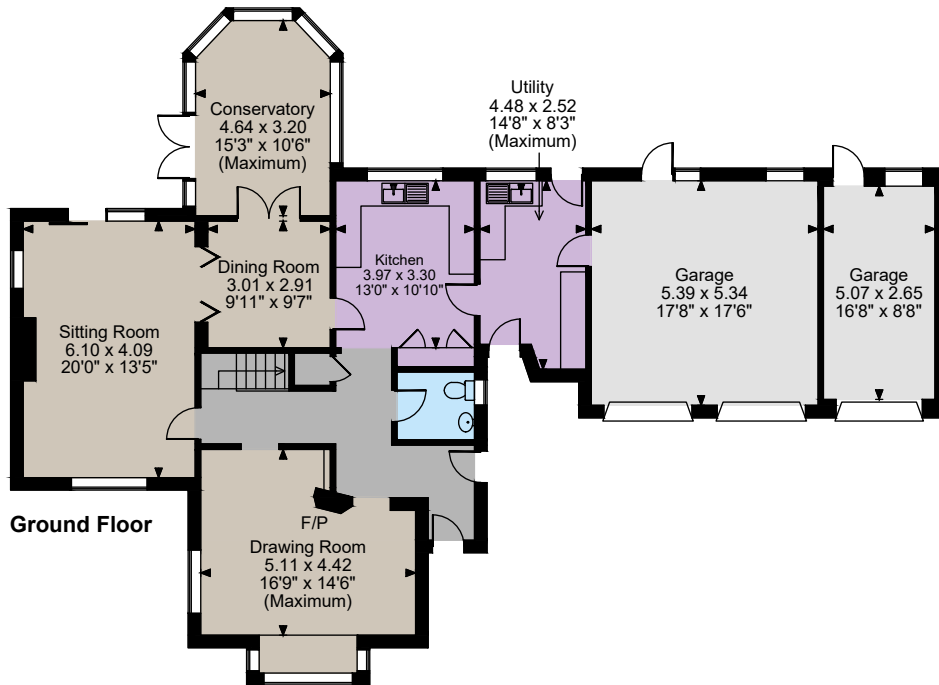
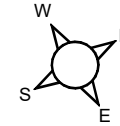
Nearby Stations

- Witham 3 miles
- Hatfield Peverel 5.3 miles
- Chelmsford 12 miles

Nearby Schools

- Great Totham
- The Plume
- Felsted
- New Hall
- St Cedd's





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

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Floorplans

Main House internal area 2,174 sq ft (202 sq m)

Garage internal area 462 sq ft (43 sq m)

Total internal area 2,636 sq ft (245 sq m)

For identification purposes only.

Directions

CM8 3LD

what3words: ///puppets.bets.dancer - brings you to the driveway

General

Local Authority: Maldon District Council

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

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

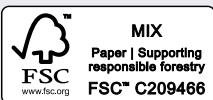
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Chelmsford

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