



**Berwick House**  
Maypole Road, Wickham Bishops, Essex

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP

# Exceptional new build family home in prime village spot, with outdoor kitchen, garden room and double garage.

This newly built red brick residence offers high specification features throughout, secured behind electric gates, the property sits centrally within this sought after village and extends to over 4,800 sqft.



**4 RECEPTION ROOMS**



**6 BEDROOMS**



**6 BATHROOMS**



**GATED OUTBUILDING GARAGING**



**GARDEN OUTDOOR KITCHEN**



**FREEHOLD**



**VILLAGE**



**4,883 SQ FT**



**GUIDE PRICE  
£1,998,000**



## The property

Berwick House is an impressive red-brick family home by Jarvis Developments. Totalling over 4,800 sqft, the property is beautifully designed to offer both formal and informal living spaces, finished in a contemporary style with luxurious finishes including underfloor heating, Duravit bathrooms with Hansgrohe fittings and air conditioning to all bedrooms. Upon viewing, it is clear the vendor has gone to every effort to elevate this fine home.

Internally, the accommodation radiated from a central entrance hall giving access to the reception rooms and the exceptional bespoke kitchen/family room. The sitting room is complemented by a granite fireplace and bi-folding doors to the rear terrace, whilst three further reception rooms include the dining room, a study, and a fully equipped cinema room. Also with bi-folding doors to the rear, the kitchen/family room is fitted with solid wood flush cabinetry, Neff appliances, a wine fridge, coffee station, pantry cupboard and a feature island with built in hob. There is also a fully fitted utility room with exterior door and a cloakroom

that complete the ground floor. Of particular note is the herringbone flooring that extends through much of the ground floor and the high ceilings that together give a feeling of luxury.

The polished oak staircase leads to the first floor and the spacious principal suite, features a dressing room with fitted wardrobes and a fabulous en suite with a double walk-in shower, freestanding bath, and double vanity unit. Three further bedrooms, each with built-in wardrobes and en suites, complete this level. The second floor offers two further bedrooms with en suite showers and one with a double walk in wardrobes. A convenient landing area includes a tea point with a wine fridge and microwave.

The property is fully alarmed with CCTV wiring, and fitted with high specification features throughout, including underfloor heating to all floors and air conditioning in all bedrooms, security door system, air sourced heat pump and solar panels. Full CAT 6 wiring has been connected throughout to enable future proofing for further innovations.





## Location

Ideally situated in the sought-after village of Wickham Bishops, Berwick House offers refined contemporary living in a desirable semi-rural spot. Set in the heart of the village, only a few miles from Witham mainline railway station and Maldon waterfront, the property has the best of both worlds.

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.

## Outside

A spacious driveway with electric gates leads to a detached double garage with storage above. The landscaped rear garden features a large, full width terrace with sunken planters and lighting making this the perfect spot for outdoor entertaining. Further beds line a pathway leading to the fully heated and air-conditioned outbuilding with bi-fold doors, a fitted kitchen and a shower room; perfect for use as a home office or gym. A covered outdoor kitchen and grill provides an additional spot for entertaining for all weather.



## Distances

- In the village centre
- Maldon 4.2 miles
- Chelmsford 12 miles
- London Stansted Airport 25 miles

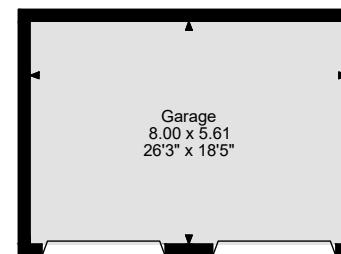
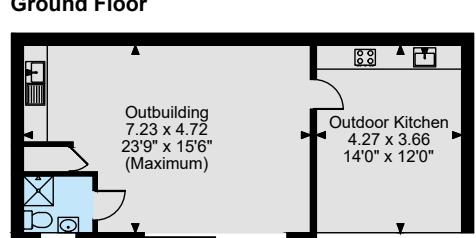
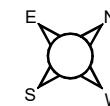
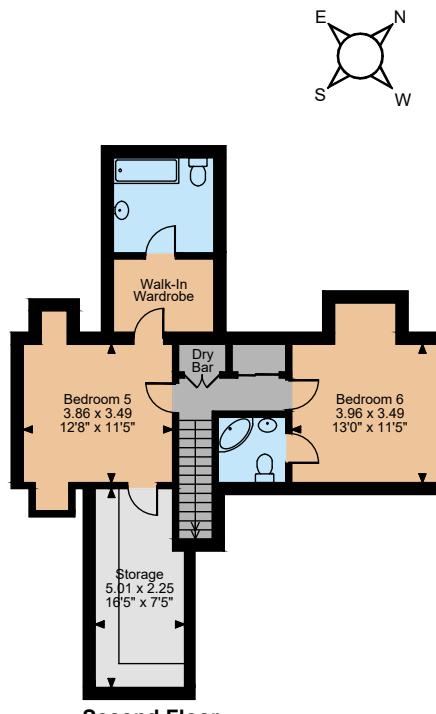
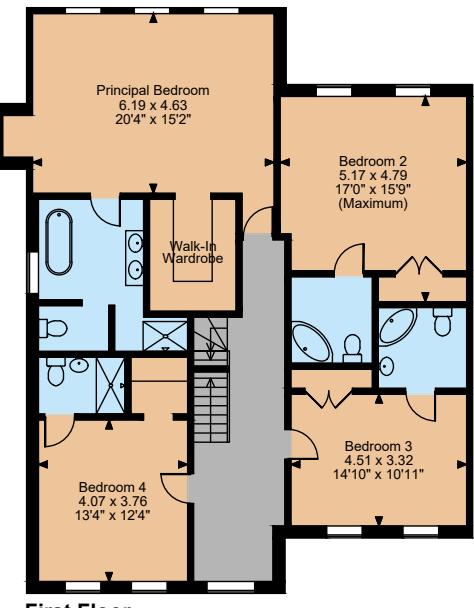
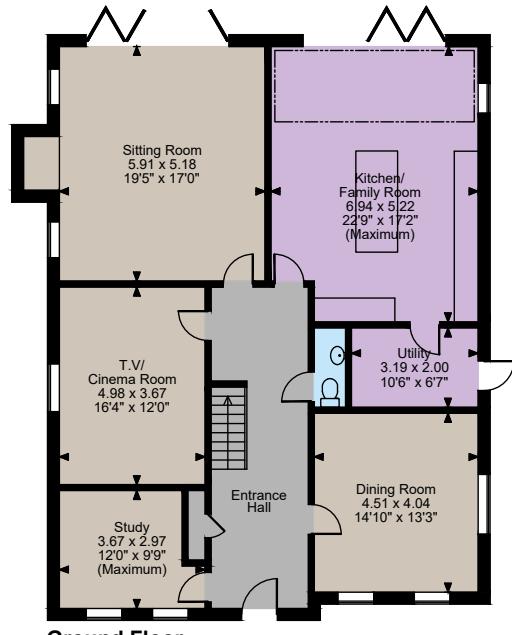
## Nearby Stations

- Witham 3 miles
- Hatfield Peverel 4 miles

## Nearby Schools

- Great Totham School
- King Edward Grammar School
- County High School for Girls
- Felsted
- New Hall
- Holmwood





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

Main House internal area 3,766 sq ft (350 sq m)

Garage internal area 483 sq ft (45 sq m)

Outbuilding internal area 561 sq ft (52 sq m)

Total internal area 4,810 sq ft (447 sq m)

For identification purposes only.

## Directions

CM8 3NW

what3words: ///sweeten.tags.acclaimed - brings you to the driveway

## General

**Local Authority:** Maldon District Council

**Services:** Air sourced heat pump, Solar panels. All other mains services are connected.

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

**Council Tax:** Band G

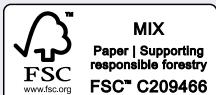
**EPC Rating:** A

## Chelmsford

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