



Folly House
Mope Lane, Wickham Bishops, Essex

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A uniquely designed new build, positioned centrally within its 2 acre plot, on one of Essex's most prestigious roads.

Thoughtfully designed to embrace its tranquil surroundings, Folly House offers 4,200sq ft of versatile and spacious accommodation that is filled with natural light which elevates its modern layout with views and access to the grounds from almost every aspect.



**4 RECEPTION
ROOMS**



5 BEDROOMS



4 BATHROOMS



**QUADRUPLE
GARAGE**



2 ACRES



FREEHOLD



**SEMI RURAL /
VILLAGE**



4,200 SQ FT



**OFFERS OVER
£2,500,000**

The property

Constructed of brick with a slate roof and ample full-height windows and doors to encourage the outside in, Folly House is designed as two wings which flow from a central entrance hall with a glazed wall, drawing the eye to the south facing rear terrace.

The ground floor of the north wing is primarily open plan, incorporating the stunning kitchen/dining/living room, vast full height sliding doors open the room out onto the generous south facing terrace; further full-height windows and doors to other aspects, flood this inviting room with light.

The bespoke kitchen has a sleek contemporary finish: quartz worktops, feature island, Neff appliances, wine fridge, and Quooker tap. The adjoining utility/boot room provides ample overflow storage and door leading to the grounds.

The property benefits from an air source heat pump, underfloor heating to the ground floor and dedicated plant room/store, housing the heating system, and controls.

There are two further ground floor reception rooms in the south wing and a cloakroom. With full height-sliding doors to the rear terrace, the garden room is an ideal sitting room. A separate door gives direct access from the front of the house to a study/home office, hard wired with CAT 6 cabling for super-fast fibre optic broadband connection. A separate room, designed as a gym, is accessed via its own external door.

Accessed by two separate staircases, further entertaining areas are available on the first floor. The staircase in the north wing leads to an impressive, vaulted gallery, the full height-sliding windows, with a glass Juliet balcony, offer west facing views, taking in the far-reaching vista. The staircase in the south wing, opens to a spacious, light filled room/snug, with views to the side and rear of the property.

The versatile and adaptable accommodation offers scope for use in a variety of ways.



The four good sized bedrooms and master suite are spread across the first floor of the two wings.

To the north wing there are two large double, en suite bedrooms and a principal suite, with vaulted ceiling, full height sliding windows and glass Juliet balcony, south facing views of the grounds, luxury en suite bathroom, feature slipper bath, and walk in shower.

Two further generous sized bedrooms and a family shower room to the south wing, the property offers a wealth of facilities.

Location

Folly House sits on the outskirts of Wickham Bishops. The village offers a variety of amenities: hairdressers, tearoom, restaurants, pub, village hall, library, general store with Post Office, doctors' surgery, tennis club, sports field with cricket club and lovely local country walks. Benton Hall golf and country club is a short drive away.

Witham is three miles to the west, offering a greater range of shops, including supermarkets, and mainline railway station with a regular service to London Liverpool Street, approximate journey time of 45 minutes.

Maldon with its iconic riverfront position, has a large selection of independent shops, restaurants pubs and activities and is just over four miles away.

With the City of Chelmsford nine miles to the west and the County town of Colchester to the north, a comprehensive range of commercial, shopping and entertainments amenities are easily accessible, as are superb state and private schools for all educational age groups.

Proximity to the A12 and A120 gives excellent links to the motorway network via the M25 and M11, with easy connectivity to Stansted Airport, approximately 30 minutes.





Specification

Entrance hall with feature glazed wall offering views of the terrace and grounds

Uninterrupted views of the two-acre plot

Open plan kitchen/dining/living room

Separate utility/boot room

Amtico City Concrete flooring

Underfloor heating throughout the ground floor and to principal en suite

Vaulted ceilings to galleried first floor sitting room and principal bedroom

Principal en suite bathroom with marble effect porcelain tiling to walls and floors

Allowance for fitted wardrobes in principal bedroom

Luxury carpet to all bedrooms

Study/office with Cat 6 cabling for hi-speed fibre optic Broadband

Electric gated entrance

Quadruple garage with electric doors

Electric vehicle charging point

Air Source Heat Pump

Build Zone Warranty



Outside

Folly House is approached off a quiet country lane, via an electric gate.

The imposing driveway leads to a generous courtyard/parking area and quadruple garage with electric doors.

The grounds of around two acres, seamlessly blend into the surrounding landscape. Bordered by post and rail fencing, the carefully thought-out tree planting melds with the mature country surroundings.

Mainly laid to lawn, the grounds offer scope for purchasers to landscaped to personal taste/preference.

Subject to necessary consents, there is potential for additional outbuildings: summerhouse or possibly a pool.

Distances

- Maldon 4.2 miles
- Chelmsford 12 miles
- Colchester 14 miles
- London Stansted Airport 25 miles

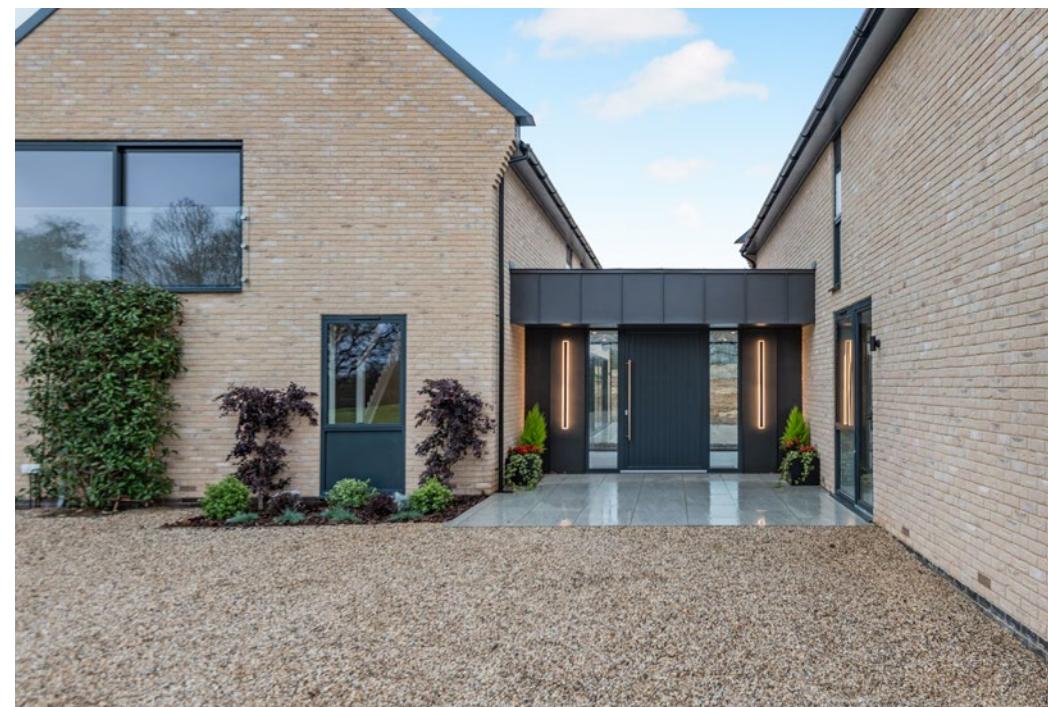
Nearby Stations

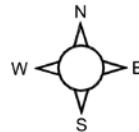
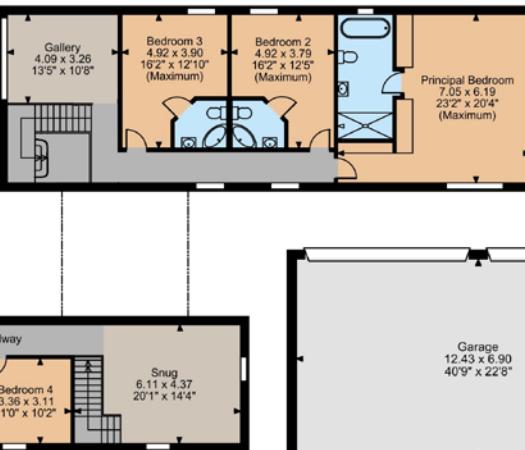
- Witham 3 miles
- Hatfield Peverel 4 miles

Nearby Schools

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







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

Main House internal area 4,001 sq ft (372 sq m)

Garage internal area 923 sq ft (86 sq m)

Gym internal area 142 sq ft (13 sq m)

Total internal area 5,066 sq ft (471 sq m)

For identification purposes only.

Directions

CM8 3JP

what3words: ///tooth.from.labs

General

Local Authority: Maldon District Council

Services: Mains water and electric. Air Sourced Heat Pump. Private Drainage. Electric vehicle charging point.

High Speed Fibre Optic Broadband is connected.

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

Council Tax: TBC

EPC Rating: B

Agents Note: Please note the grass has been super imposed for illustration purposes only, and is currently not lawned but will be seeded upon better weather.

Chelmsford

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