

64 Downham RoadRamsden Heath, CM11 1PZ

Offers In Excess Of £1,000,000

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NOW UNDER OFFER!!! Situated close to the village centre of Ramsden Heath, an opportunity to acquire this most impressive and beautifully presented family home with spacious accommodation of circa 3000 sq.ft arranged over two floors and with the added benefit of a substantial plot including large secluded rear garden.

Constructed in 2005, the present owners have owned the house from new and enjoyed the advantages of village life with pleasant country walks nearby and of course, the local village pubs within a convenient walking distance!
Upon entering the vast entrance hallway, the high standard of finish is exemplified by the polished solid wood staircase to the first floor and the mellow Parquet floor effect Amtico flooring extending into the T.V. Room and ground floor cloakroom.

A pair of part glazed double-doors open to each of the principle reception rooms which are again, linked nicely for entertaining and family gatherings. The spacious bespoke, fitted kitchen lies to the rear of the house and adjoins the T.V. room giving access to a wonderful Victorian style double-glazed conservatory which can be used all year round and enjoys pleasant views over the rear garden.

To the first floor, and the long 17' landing leads to all of the five generously proportioned bedrooms, three of which enjoy bespoke fitted en-suite shower rooms and fitted wardrobe/storage. The family bathroom is equally a good size and beautifully appointed.

Externally, the property is set well back from the road and benefits from a wide frontage to enable parking for numerous cars in addition to the double garage with twin electronically operated doors.
The rear garden extends to approx. 95' in length by 37' wide featuring a large paved patio terrace, matching pathway leading down to a delightful covered seating area upon a raised timber deck with pitched roof cover, power and lighting.

























RECEPTION HALL
22'9 x 7'0 (6.93m x 2.13m)

LIVING ROOM
22'4 x 13'4 (6.81m x 4.06m)

DINING ROOM
14'8 x 13'0 (4.47m x 3.96m)

T.V. ROOM
12'8 x 9'0 (3.86m x 2.74m)

KITCHEN
19'8 x 12'11 (5.99m x 3.94m)

GROUND FLOOR CLOAKROOM

UTILITY ROOM
9'4 x 4'9 (2.84m x 1.45m)

VICTORIAN STYLE CONSERVATORY
20'4 x 10'8 (6.20m x 3.25m)

BEDROOM ONE
18'10<14'5 x 13'0 (5.74m<4.39m x 3.96m)

EN-SUITE SHOWER

BEDROOM TWO
17'5<12'10 x 13'6 (5.31m<3.91m x 4.11m)

EN-SUITE SHOWER

BEDROOM THREE
14'8 x 12'10 (4.47m x 3.91m)

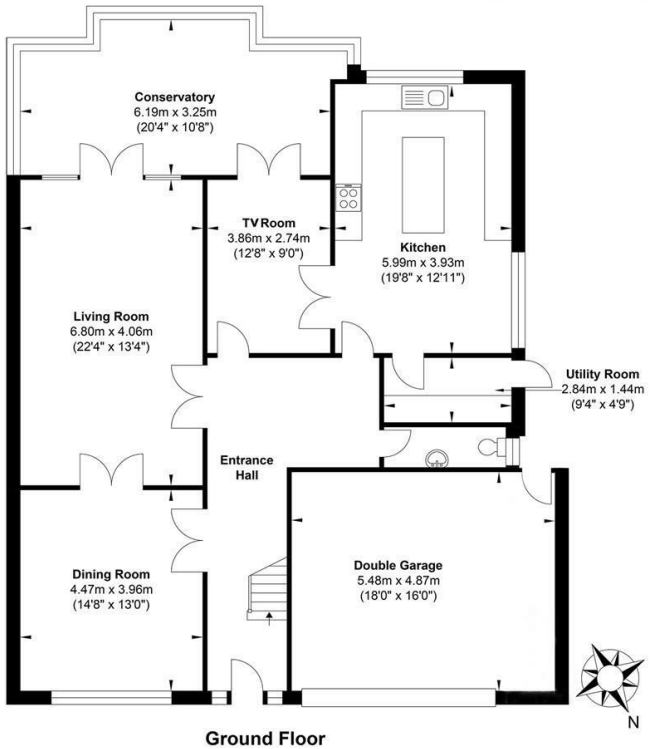
EN-SUITE SHOWER

BEDROOM FOUR
13'4 max x 12'8 (4.06m max x 3.86m)

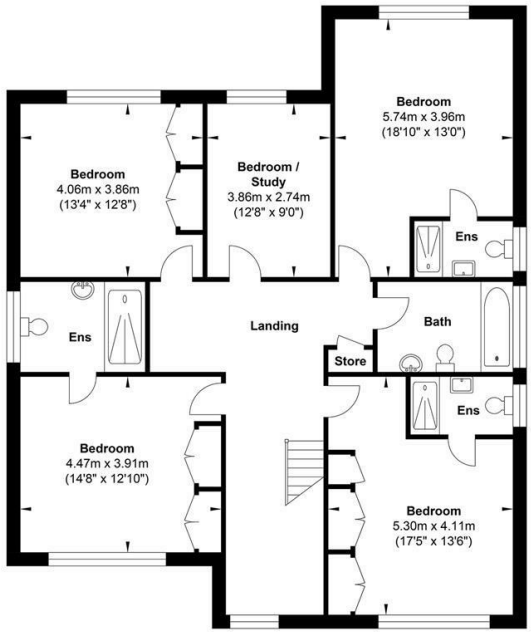
BEDROOM FIVE/STUDY
12'8 x 9'0 (3.86m x 2.74m)

FAMILY BATHROOM
9'4 x 6'0 (2.84m x 1.83m)

DOUBLE GARAGE
18'0 x 16'0 (5.49m x 4.88m)



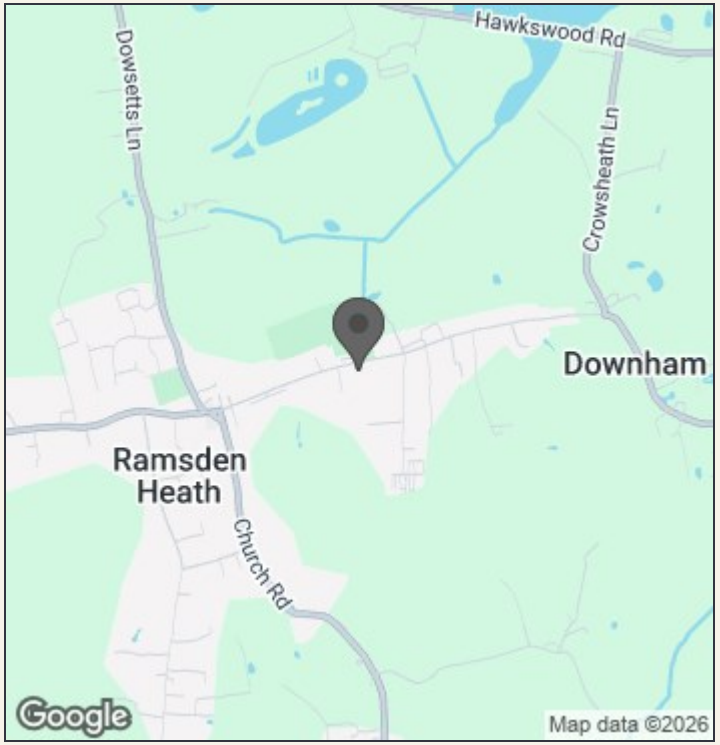
Ground Floor

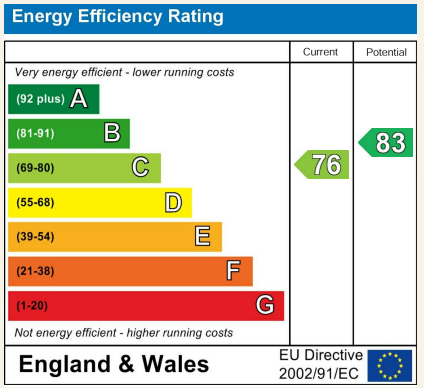


First Floor

Gross Internal Floor Area : 280.15 m2 ... 3015 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





140 High Street
Billericay
Essex
CM12 9DF
tel: 01277 659002
Email: admin@ashtonwhite.co.uk
https://www.ashtonwhite.co.uk

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