ASHTON & CHARTERS



65 School Road, Downham, Billericay, CM11 1QN

Offers In Excess Of £650,000

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Downham, Billericay, CM11 1QN

Set in the beautiful village of Downham backing onto open fields is this thoughtfully extended and tastefully presented three bedroom semi detached cottage. The property blends fine period features such as exposed beams and fireplaces with modern luxuries of bi-fold doors, juliette balcony and en-suite master bedroom. Downham is just short a drive to Billericay High Street and Mainline Railway Station whilst more locally is the Good OFSTED rated Downham Primary School, three popular pubs, coffee shop and a family owned butchers. Step in to the property and you are straight in to a very useful boot room with adjacent cloakroom/WC. There is a wonderful kitchen/family room set at the back of the house with feature exposed brick wall and bi-folding doors overlooking the mature south westerly facing garden. The balance of the ground floor offers a second reception room (currently used as a dining room) and a walk in pantry/utility. The first floor offers three generous bedrooms and a luxury family shower room. The master bedroom set to the rear has a juliette balcony making the most of the views over the garden and fields beyond and a tasteful en suite with freestanding bath. The extensive rear garden is south westerly facing and back directly on to open farmland. The mature garden had a cottage style patio, accessed from the kitchen/family room, the remainder is laid to lawn with mature trees, bushes and flower beds. The front of the property is laid to shingle providing off street parking.

























Boot Room
8'3 x 7'9 reducing to 4'6 (2.51m x 2.36m reducing to 1.37m)

Ground Floor Cloakroom
4'10 x 2'10 (1.47m x 0.86m)

Dining Room
12'2 x 12'1 (3.71m x 3.68m)

Pantry/Utility Room
7'0 x 5'9 (2.13m x 1.75m)

Kitchen/Living Area
20'0 x 16'4 (6.10m x 4.98m)

First Floor Landing

Bedroom One
17'7 reducing to 14'3 x 12'0 (5.36m reducing to 4.34m x 3.66m)

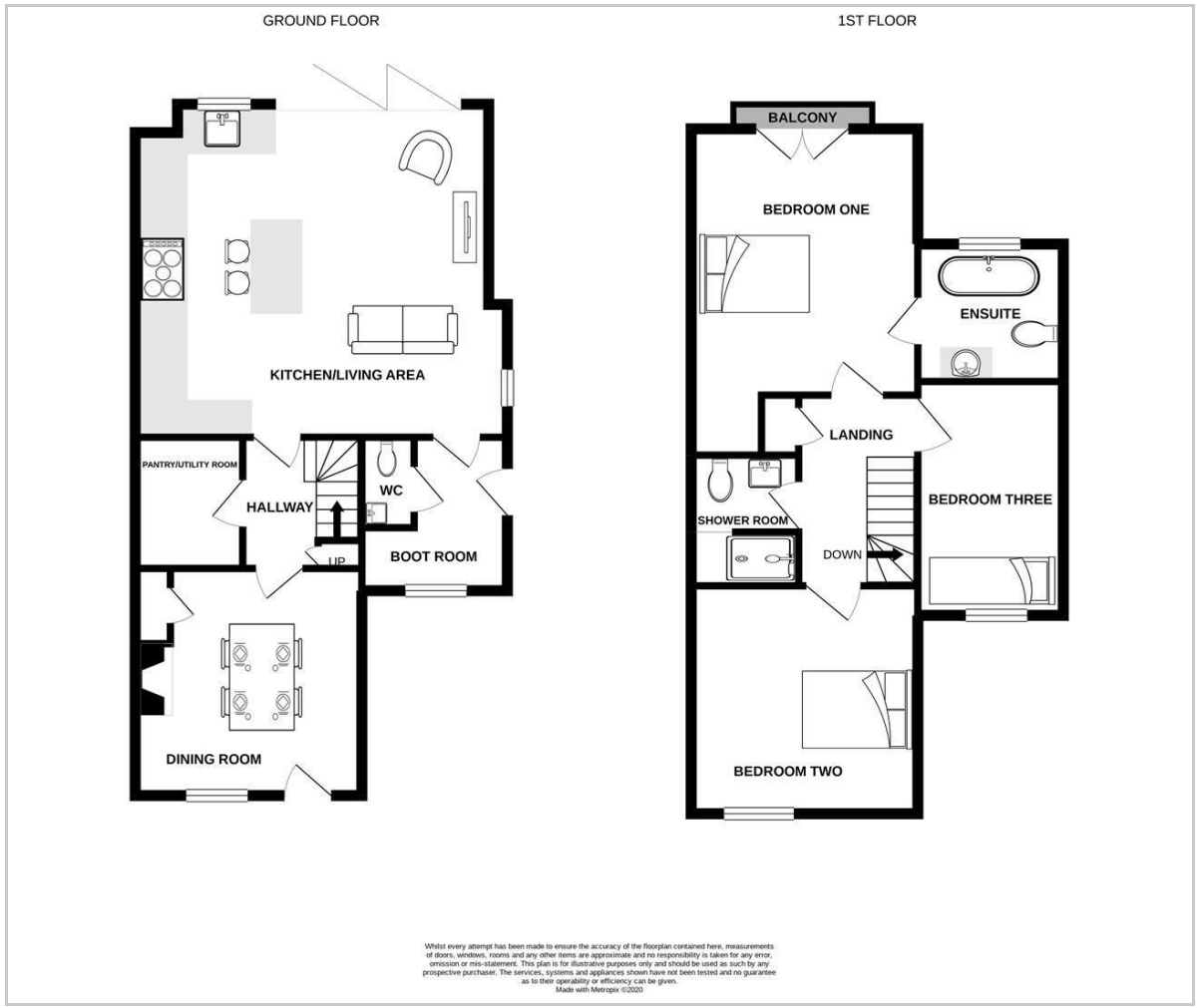
En-Suite
8'2 x 8'2 (2.49m x 2.49m)

Bedroom Two
12'2 x 12'1 (3.71m x 3.68m)

Bedroom Three
12'5 x 8'2 (3.78m x 2.49m)

Bathroom
7'0 x 6'0 (2.13m x 1.83m)

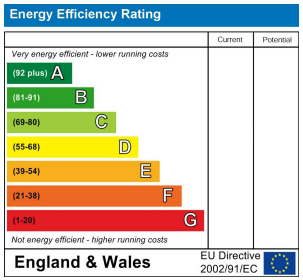
Floor Plan

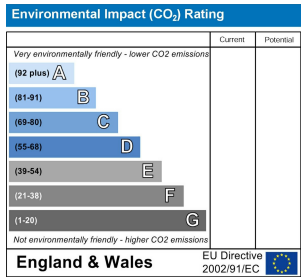


Area Map



Energy Efficiency Graph





VIEWING: Strictly by prior arrangement with Ashton & Charters Estate Agents.

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