

St. Margarets Hall, School Road, Downham, Billericay, Essex, CM11 1QP

Price £850,000

Entrance Hall 11'0 x 10'9

Living Room 18'0 x 17'10

Garden Room 9'2 x 5'0

Kitchen/Breakfast Room 17'3 x 17'0 reducing to 11'7

Utility Room 9'9 x 5'0

Dining Room 13'10 x 10'7

Study 6'9 x 6'9

Ground Floor Cloakroom

First Floor Landing

Master Bedroom 19'10 x 14'8 reducing to 12'0

En-Suite 6'0 x 5'4

Bedroom Two 17'0 x 11'0

Bedroom Three 15'2 x 10'8

Bedroom Four 13'4 reducing to 8'7 x 6'8

TV Room 10'6 x 7'0 reducing to 5'8

Bathroom 8'4 x 6'8

Double Garage 22'10 x 17'2

Gravelled Carriage Driveway

Mature Gardens

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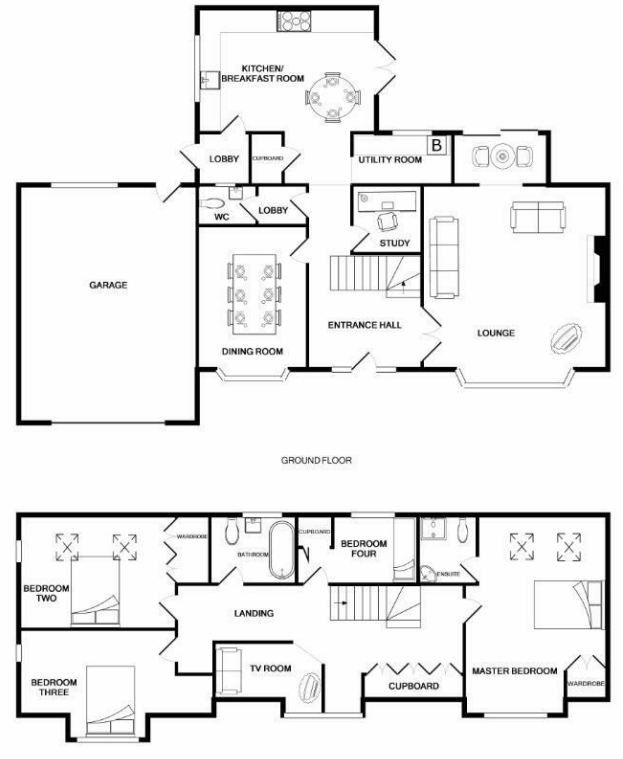
Located in the heart of the sought after village of Downham with its community feel and enjoying country views to the rear, is this unique 4 bedroom detached former period School House. This charming property offers versatile and spacious living accommodation set over 2 floors. To the ground floor is a lovely entrance hall with a staircase rising to the first floor and hardwood floor which continues into the dining room with a bay window to the front. To the opposite side of the hall is the well-proportioned living room with a redbrick fireplace and cosy wood burner. An archway leads to the garden room with patio doors leading out to the patio area. Behind the hallway can be found the study, ground floor cloakroom and utility room which has space for white goods and houses the boiler. To the rear is the farmhouse style kitchen/breakfast room which is fitted in a range of cream coloured and contrasting granite work tops, inset butler sink and integrated dishwasher. Double doors lead out to the patio and a rear lobby provides access to the side garden and garage. To the first floor is a large landing area featuring a range of storage cupboards and a semi-open plan T.V. room (potential 5th bedroom). The large master bedroom has a built-in wardrobe and an en-suite shower room fitted with a white suite. Bedrooms 2 and 3 are also good size double bedrooms with built-in storage cupboards and bedroom 4 benefits from having a large storage cupboard. The family bathroom is fitted with a period style suite, including a roll top bath and shower unit over. The property can be found opposite the village pond and hall, with a broad gravelled carriage driveway, screened from the road behind mature trees and shrubs. To the side of the house is the attached double garage with a window and door to the rear. The lovely mature gardens contain distinct areas including a paved patio and secluded side garden. Within the garden is a brick built outbuilding currently used as a home office.



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

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