

The Red House, 71 School Road, Downham, Billericay, Essex, CM11 1QP

Guide Price £1,700,000

Entrance Hall

Lounge 22'4 x 16'6

Dining Room 15'1 x 15'0

Reception Room 15'5 x 13'2

Kitchen 15'3 x 14'8

Utility Room 10'10 x 6'8

Ground Floor Cloakroom 5'6 x 3'9

Conservatory 14'5 x 10'4

Games Room 24'9 x 18'6

Study 12'2 x 9'9

First Floor Landing

Master Bedroom 19'10 x 15'4

En-Suite 9'8 x 9'2

Bedroom Two 15'6 x 11'3

Bedroom Three 15'4 x 10'4

Bedroom Four 12'5 x 11'2

En-Suite

Bedroom Five 12'3 x 8'0

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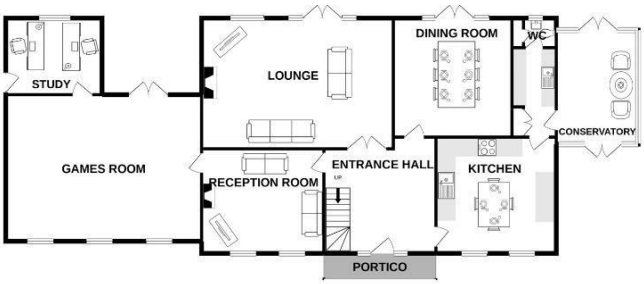
Set in a secluded and enviable location in the heart of Downham is this imposing family house boasting stunning south facing gardens approaching 2 acres (subject to land survey). The property is being offered for sale for the first time since construction in 1994 and is to be sold with the benefit of NO ONWARD CHAIN. The house is approached via a sweeping driveway with electric gates leading to an expansive parking area and detached double garage. Entrance to the property is through the impressive portico leading to the double height grand hallway with galleried landing above. The ground floor accommodation offers a lounge, dining room, sitting room, kitchen with utility room, cloakroom and double glazed conservatory. The eastern wing provides a 24'9 x 18'6 games room with adjacent study. The first floor galleried landing provides access to five bedrooms (two having en-suites) and a family bathroom. The master bedroom measures an impressive 19'10 x 15'4 and has rear facing views over the extensive gardens, this room further benefits from a large en-suite bathroom. The property is surrounded by wonderful gardens planted with a wide variety of established trees and shrubs offering privacy and seclusion. To the side of the double garage is an attractive walled courtyard leading through to the rear garden. The rear garden backs and flanks on to open countryside offering fantastic views. Downham is a small village located between Billericay and Wickford, both of which offer Mainline Railway Stations with links to London Liverpool Street. The village includes Downham Church Of England Primary School, St Margarets Church and is within easy reach of good road links (A12, A127 and M25) whilst Chelmsford City Centre is a short drive away.

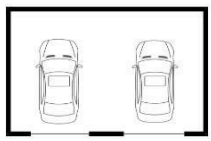
GROUND FLOOR



1ST FLOOR



DOUBLE GARAGE



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

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