



Henton Kirkman
-+ Residential +-

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Willowmeade, Ramsden Heath

Price £735,000

executive Home is located within a pretty cul-de-sac just off Dowsetts Lane and pleasantly siding on to the 2.35 acre Playing Field of the Village Hall - part of the original Ramsden Heath. The property stands in well tended and level grounds of approx. 98ft x 78ft (29.8m x 23.7m), incorporating large areas to the front and side, which we think lends to fairly straightforward enlargement of the main home if desired.

The main property itself is already a substantial home of 1.553sq ft excluding the large Detached Garage, with the accommodation briefly comprising a good size Entrance Hall with Cloakroom, a particularly spacious, dual aspect Lounge with feature fireplace, a big Dining Room, Study, Cream Gloss Refitted Kitchen, 4 very generous double Bedrooms, an Ensuite to the Master Bedroom and a large Bathroom with both a bath and separate Shower Cubicle.

There is also Gas Central Heating via radiators and double-glazed windows. Externally the grounds offer huge potential which we will go into later in the write up, with there presently, front, side and rear Gardens along with a large `Own` Drive leading up to a Detached Garage 17ft 3" x 15ft 4" (5.2m x 4.6m). Ramsden Heath is a sought-after Village with a thriving community, just 2.7 miles from Billericay High Street and its` Mainline Railway Station. The village has its own Primary School, the Downham Church of England Primary School (`Good` OFSTED), two pubs (The Nags Head and The White Horse), the recently opened `Hall & Co` coffee shop and the villages` highly regarded own butchers, Andrews. There is even a Beauty Salon, Hairdressers and a friendly Motor Repairs/MOT Garage. Two school buses provide transport to and from Mayflower High School in Billericay.

Both the Directors of Henton Kirkman live in the village, so are well placed and more than happy to give buyers whatever information and advice they require.

Integrity, honesty and trust



ENTRANCE HALL - The beautiful wood effect flooring creates a great impression as soon as you enter and the ceiling has a smooth plastered finish with coving - as is found throughout the house bar the Bathroom & Ensuite. A full height built-in cupboard houses the Potterton Suprima Boiler, serving the Gas Central Heating via radiators and hot water, with a further cupboard under the stair providing addition storage.

CLOAKROOM - Refitted with a back-to-wall WC (the cistern hidden within a tiled unit) and wall mounted basin. A front window provides natural daylight.

LOUNGE- 24ft 3" x 12ft 8" (7.4m x 3.9m) - Big and bright, the set of rear Double doors opening out to the Rear Garden and front Bay window flood in plenty of light. The feature Fireplace holds a Victorian style cast iron fire with delicate detailing running along the perimeter and onto the canopy and fret drawer, along with decorative inset tiles. Between the Lounge and Dining Room a set of glazed double doors can be opened, to create a larger gathering area making a very sociable area that flows back into the hall. A purpose made false 'wall' incorporates a recess for a TV (the owners will probably leave the 'perfect fit' existing TV in situ), giving a sleek uncluttered look and two radiators provide plenty of winter heat.

DINING ROOM 13ft 6" x 11ft (4.1m x 2.5m) - This decent size Dining Room takes a large table with ease, perfect for dinner parties of family gatherings. Two inset ceiling speakers link through to the lounge for a built-in extended sound system, with two further speakers in the Kitchen too.

STUDY 6ft 10" x 6ft (2.1m x 1.8m) - A home office is always a useful addition to any home.

REFITTED KITCHEN - 13ft 7" x 8ft 3" (4.1m x 2.5m) -Stylish and practical, the Cream Gloss units and complimenting worktops run along three walls and incorporate a Samsung electric Hob with stainless steel Chimney Extractor Hood above, split level Siemens Multi-function Double Oven and spaces below for a Dishwasher, Washing Machine and undercounter Fridge. Dual aspect with windows to the rear and side along with a glazed 'back door' to the garden, this is also a very well-lit room.





1st FLOOR LANDING - Lit by a large window on the half-landing and with a full height 'airing cupboard' housing the hot water cylinder.

MASTER BEDROOM 15ft 6" x 12ft 7" (3.8m x 3.8m) -A fine size principle bedroom with mirror fronted sliding doors opening to reveal wardrobe space along 9ft of the right wall. Two bedside lights are a nice touch and this spacious room also enjoys a pleasant outlook to the front.

ENSUITE 6ft 10" x 4ft (1.8m x 1.2m) - With tiled walls and high-quality flooring, this Ensuite Shower Room has a pedestal hand wash basin, close coupled WC and a corner Shower along with a towel radiator and a front facing window.

BEDROOM TWO 12ft 7" x 10ft 6" (3.8m x 3.2m) - With the measurements excluding the door recess, this double bedroom is light and airy with a feature papered wall.

BEDROOM THREE 13ft 7" max x 11ft max (4.1m x 3.4m) - Another surprisingly big rear bedroom.

BEDROOM FOUR 13ft 7" x 8ft 5" (4.1m x 2.6m) - Yet another double bedroom. Plus, looking at the floor plan, we think the airing cupboard and Shower recess at the other side of the middle wall, could make a second Ensuite, or a route through to the upstairs of a double storey extension. There really is so much potential to this house!

BATHROOM 9ft x 6ft 9" min (2.7m x 2.1m) - A good size bathroom with a white suite and the Shower Cubicle set back in a recess. The traditional radiator is a nice feature and the walls are tiled.

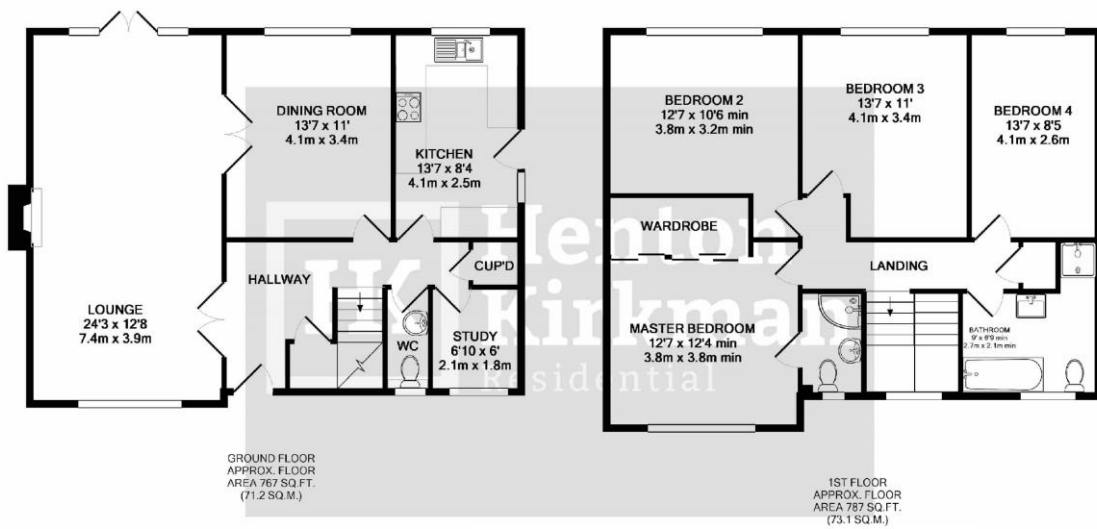


EXTERIOR - FRONT -In front of the house is a large area of lawn providing ideal overspill parking for social gatherings. We think a detached Double Garage would sit here very well enabling the existing garage to be used as something else; perhaps a Party/Games Room, Gym, Office, Studio, etc. The Drive provides parking for 2-3 Cars and leads up to the garage itself.

GARAGE 17ft 3" x 15ft 4" (5.2m x 4.6m) - With a Remote-Controlled Electric Up and Over Door, power and lighting, this garage offers great versatility of use. There is also a rear courtesy door and pitched roof providing additional storage.

EXTERIOR - REAR - The sunny Main Garden is approaching 70ft x 47ft (21.3m x 14.3m) and West Facing, thus enjoying sun late into the evenings too.

EXTERIOR - SIDE Roughly 30ft x 26ft (9.1m x 7.9m) - Enjoy and make the most of summer afternoons and evenings on the split-level Decking/lower Patio. In the background, one can see the greenhouse which will be staying. Due to the plentiful Rear Garden, it is easy to imagine a large side extension being added to create even more living space. We think a side window upstairs would then enjoy a superb country outlook over the high hedging, that borders the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement 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.
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Whilst every care has been taken in the preparation of these details they are for guidance purposes only and no guarantee can be given to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies can inadvertently occur. The agents have not tested the appliances or central heating and interested applicants are advised to make their own investigations.

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