



Edwardian Elegance  
Ramsden Bellhouse | Billericay | Essex

**EH**  
EXQUISITE HOME

# EDWARDIAN ELEGANCE

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*This magnificent five-bedroom family home dating from 1911, sits within approximately three acres of beautifully manicured grounds.*







The spacious accommodation benefits from a wealth of original features and the layout allows the flexibility a modern family needs to flourish. Surrounded by open countryside and part of an active and welcoming community, the property is located just four miles away from a choice of mainline train stations, offering services into central London in around half an hour.

#### **A Labour of Love**

The current owners moved into Ramsden Park forty-eight years ago on return from their honeymoon. "We have spent our whole married life to date here and have thoroughly enjoyed bringing up our four children in the most incredible family home." Over the years, the garden has been transformed into approximately three acres of stunning landscaped grounds to include three ponds, a magnificent rose garden, a caged vegetable patch and well-stocked orchard. With a growing family, they decided to extend the ground floor with the addition of a large formal



dining room, a family room and a utility room to the rear. A south-facing first floor balcony allows far-reaching views across the garden, which is flanked by farmland offering total tranquillity and privacy in this sought-after location.

#### **Home Comforts**

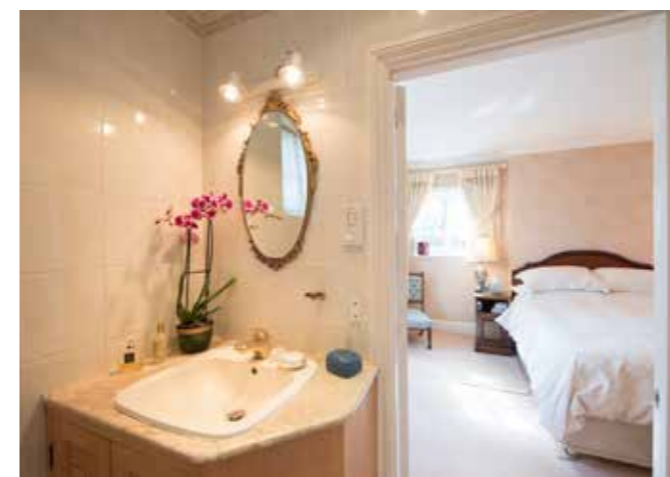
Located at the end of Ramsden Park Road, this stunning Edwardian property cannot fail to impress with its traditionally symmetrical exterior. A pair of electric iron gates open into a large swathe of block paving which provides ample parking and there are also two garages suitable for housing up to four cars. A central porch leads into a spacious central reception hall with light reflecting off the polished parquet flooring which has a decorative border inlay. All the dual aspect reception rooms have high ceilings and are filled with light. The library to the left has a large bay window, a wall of fitted book shelves and an original fireplace with beautiful ceramic tiles, a copper hood and a stunning carved wood surround incorporating a mirror. Straight ahead is the sitting room and this too has a bay window and a stunning fireplace; this time housing a log burner. "We planted a huge selection of trees soon after we moved in so we could be self-sufficient with an ample supply of wood to burn." The kitchen is located to the right of the reception hall and it is fitted with an array of bespoke maple units under Corian work surfaces with a granite section for pastry making. To the far end of the kitchen is a family dining area with a log burner to create a homey feel on chilly days.



### Room to Grow

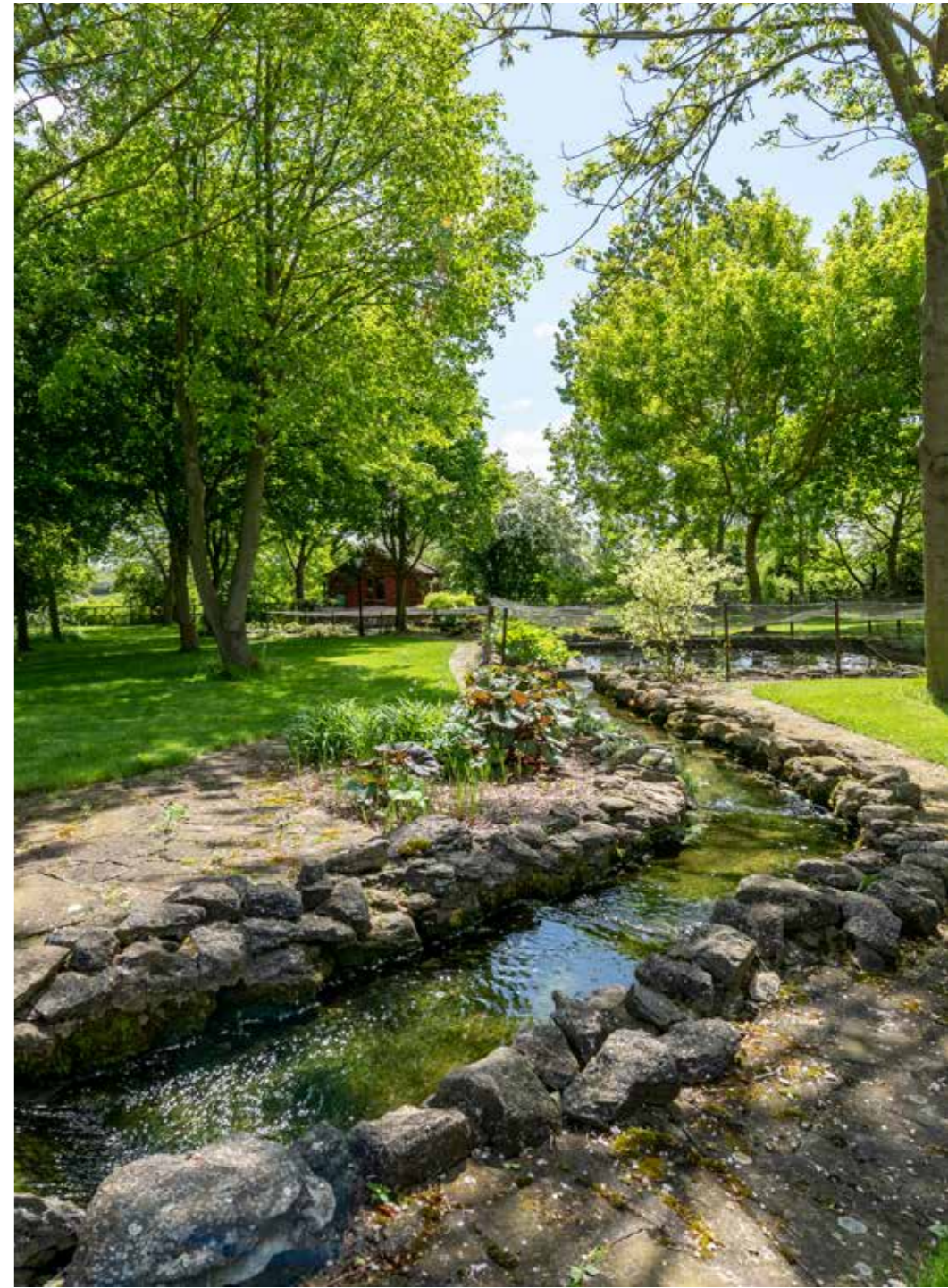
The neighbouring dining room forms part of the ground floor extension. "With our family increasing in size we decided to extend, and in 1981 we added a formal dining room, a family room and a utility and boot room to the ground floor." The dining room has space for well over a dozen diners, and a large bay window overlooks the rear garden to the south whilst a pair of French windows allow diners to amble out onto the terrace on sunny days. "The extended family currently totals fifteen and we can all easily fit in the dining room for our regular get-togethers." The spacious sitting room next door has a pull-down projector for family film nights, and a utility room and boot room allow muddy boots and raincoats to be discarded when coming in from the garden. Upstairs, a central landing leads to five beautifully proportioned bedrooms, an en-suite shower room to the master bedroom and a family bathroom. Fitted wardrobes offer plenty of storage and beautiful original fireplaces add character. At the top of the stairs is a glazed door which opens out to the 40ft balcony. "The view from the balcony over the garden and the farmland beyond is absolutely wonderful and it is the perfect place for a relaxing cup of tea in the afternoon sun."







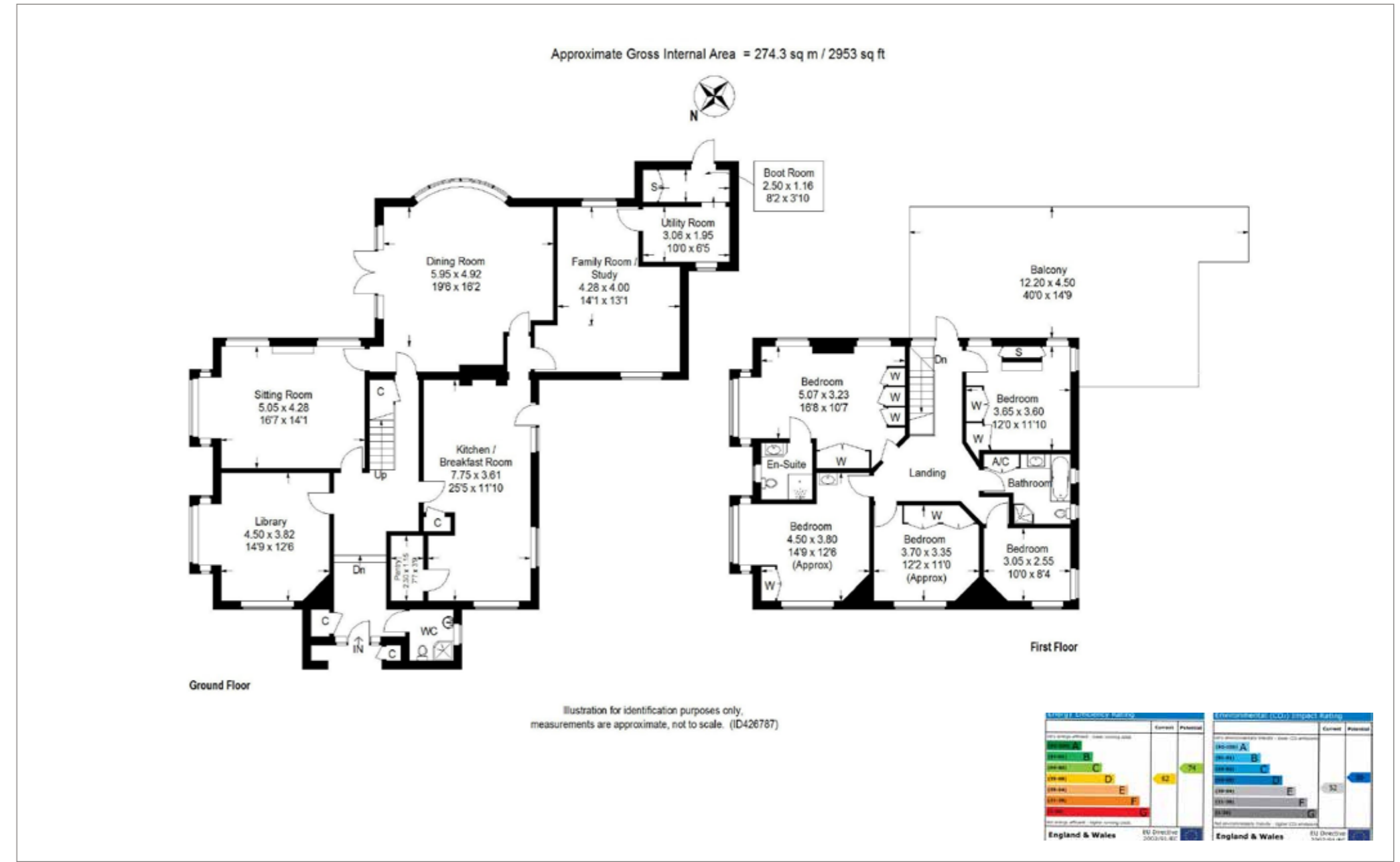






### Spectacular Surroundings

The surrounding grounds extend to approximately three acres and have been professionally landscaped and are well-stocked. "When we moved in we didn't really know much about gardening, but our gardener has passed on his knowledge over the years and we have developed a deep passion for gardening." A vast south-facing terrace stretches along the rear of the house and lawns are dotted with well-stocked borders and an array of mature trees including sweet chestnuts, limes and poplars. Three beautiful ponds, which are home to numerous Koi carp and goldfish, are connected by a stream and water is pumped up to the top pond so it can gradually trickle down to the bottom. A pergola draped in scented roses takes you to the far end of the garden where you will find a formal rose garden and an orchard which is planted with apple, pear, cherry and apricot trees. A magnificent greenhouse with an automatic ventilation system and pair of cold frames is a recent addition to the garden. "In 2006 when we retired we treated ourselves to the greenhouse which has greatly extended our ability to grow plants for the vegetable patch." The village shop and community hall are three quarters of a mile away. "There is so much to get involved with in the village if you wish to and we open the garden once a year to raise funds for charity." The larger towns of Billericay and Wickford, with their shops and mainline train stations, are just under four miles away and you can access central London in around half an hour, making this tranquil setting ideal for commuters.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No. 10931078. Registered Office Exquisite Homes Limited, 15B Regatta Quay, Key Street, Ipswich, Suffolk, IP4 1FH



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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or, increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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