



## 2 The Gallops Park Lane, Ramsden Heath, Billericay, CM11 1NN Guide Price £1,250,000

- DOUBLE GARAGE
- THREE RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS
- SECURE GATED DEVELOPMENT
- AIR SOURCE HEAT PUMP SYSTEM
- READY FOR IMMEDIATE OCCUPATION
- TWO EN-SUITES & BATHROOM
- HIGH SPECIFICATION KITCHEN
- 10 YEAR NEW BUILD WARRANTY
- SECLUDED VILLAGE LOCATION

PLOT 2 - SALE NOW AGREED. This high specification, four bedroom family home, measures approximately 2,400 square feet (excluding double garage) Internally the property offers a light and spacious hallway, leading to the ground floor W.C, study and utility room, with side door access. The open plan kitchen / living / dining space, is perfectly arranged for entertaining with a part vaulted ceiling and bi-folding doors leading to the rear garden, the kitchen is fully integrated, with quartz worksurfaces and has a feature island.

There is a separate sitting room, also with bi-folding doors to the un-overlooked rear garden. To the first floor, the sizeable landing area leads to Bedroom One, which has both a dressing room and en-suite shower room, bedroom two also has the advantage of an en-suite and built-in wardrobes. Bedrooms three and four are served by the luxury family bathroom and also have built-in wardrobe space to each room, Outside, the property boasts a generous and secluded 'wrap around' garden with spacious patio area. There is also a driveway with ample parking space for multiple vehicles as well as a double garage.

The Old Riding School is a stunning collection of just 7 new detached houses, located in the charming village of Ramsden Heath, 2 miles east of Billericay.

This development of versatile four & five bedrooms homes has been thoughtfully designed to blend seamlessly with the natural beauty of the surroundings whilst staying true to its equestrian beginnings.

Ramsden Heath is a quaint village with three pubs, a coffee shop, a church and plentiful footpaths and birdways with wooded trails leading to East Hanningfield Reservoir and nature reserve.

Despite its rural setting, Ramsden Heath offers convenient access to amenities at the neighbouring town of Billericay which offers a wider range of shopping and leisure options. Billericay also provides the closest London serving railway station at 3.2 miles away with a journey time of approximately 37 minutes.



Council Tax Band:



**ENTRANCE HALLWAY**  
15'1 x 11'3

**GROUND FLOOR W.C**  
6'8 x 5'3

**UTILITY ROOM**  
9'0 x 5'11

**STUDY**  
12'4 x 9'0

**DINING ROOM**  
16'4 x 14'1

**KITCHEN / BREAKFAST ROOM**  
33'3 x 12'3

**BEDROOM ONE**  
15'0 x 14'2

**DRESSING ROOM**  
7'1 x 6'7

**EN-SUITE SHOWER ROOM**  
10'6 x 6'7"

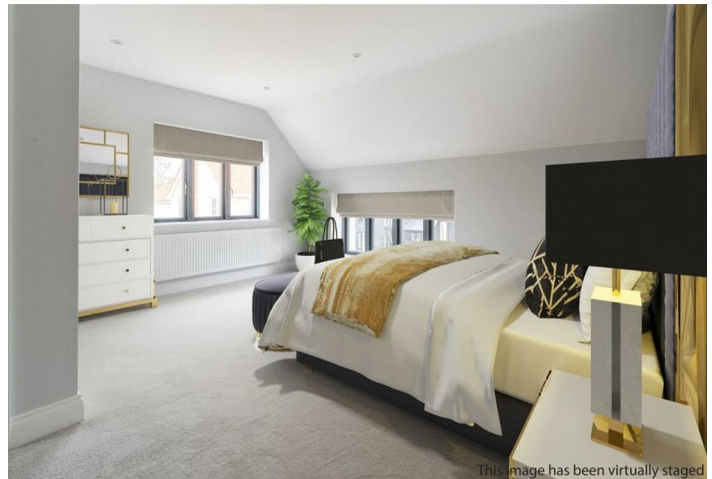
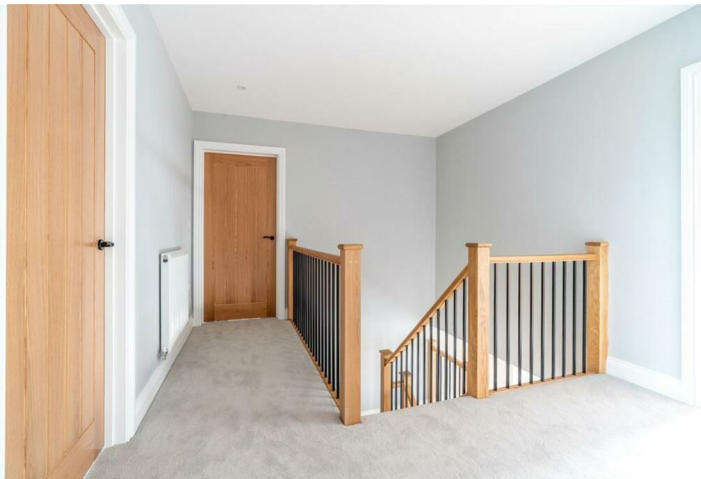
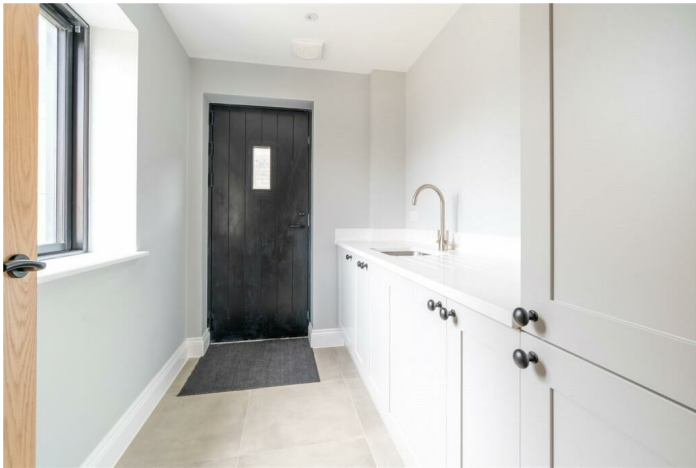
**BEDROOM TWO**  
14'4 x 11'4"

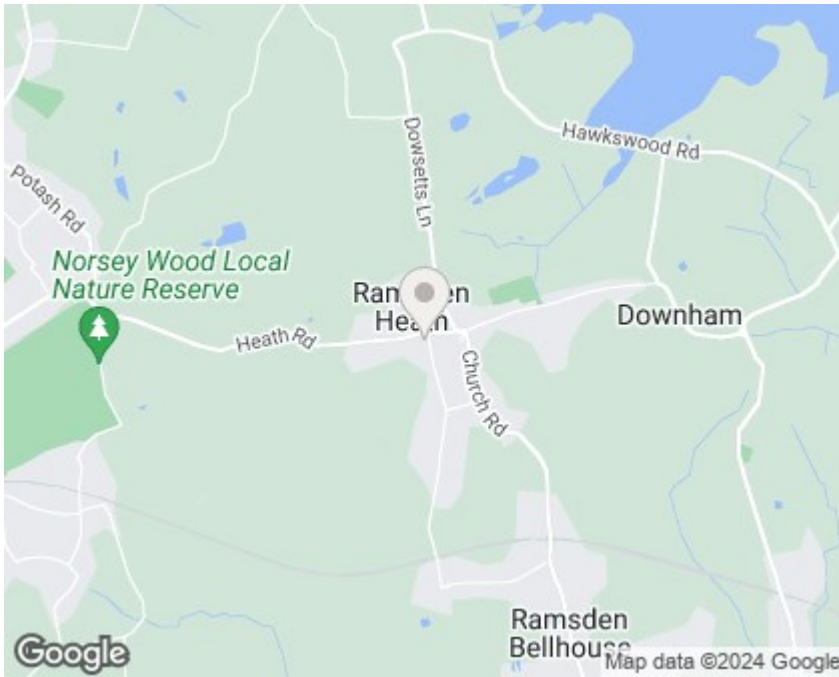
**EN-SUITE SHOWER ROOM**  
10'4 x 6'7"

**BEDROOM THREE**  
12'10 x 10'3"

**BEDROOM FOUR**  
10'1 x 8'7"

**FAMILY BATHROOM**  
7'3 x 6'7"





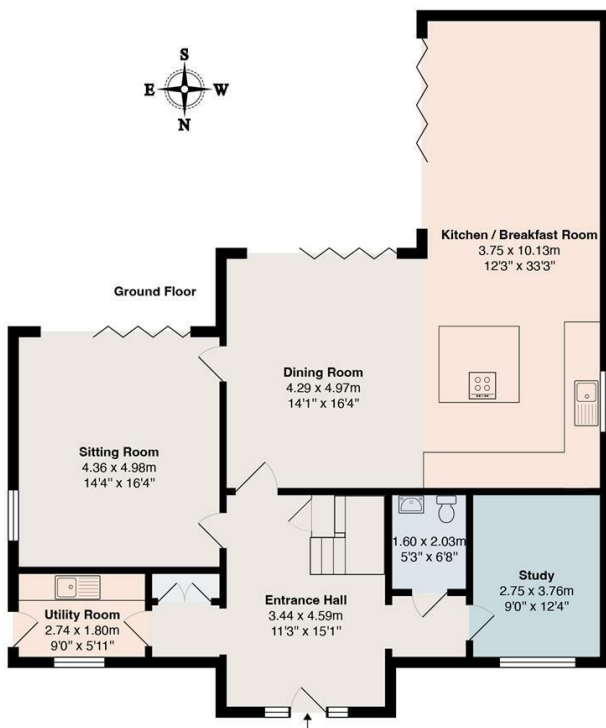
## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

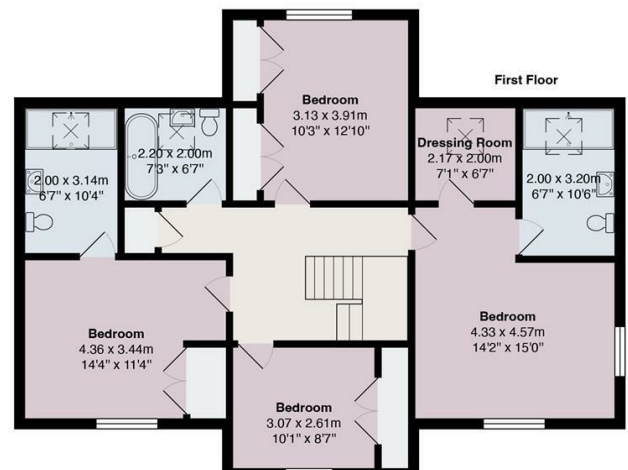
**B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## 2 The Old Riding School, Ramsden Heath

Total Area: 222.0 m<sup>2</sup> ... 2390 ft<sup>2</sup>



All measurements are approximate and for display purposes only