



7, The Gallops Park Lane, Ramsden Heath, Billericay, Essex, CM11 1NN

Guide Price £1,195,000

- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- SECLUDED REAR GARDEN
- SECURE GATED DEVELOPMENT
- 2,700 SQ.FT OF ACCOMMODATION
- TWO EN-SUITES
- GALLERIED LANDING
- GARAGE & CARPORT
- READY FOR IMMEDIATE OCCUPATION
- ONLY ONE AVAILABLE

PLOT 7 - ONLY ONE AVAILABLE and ready for immediate occupation, this magnificent and newly constructed detached house, boasts four bedrooms, a high specification, open plan kitchen/family room , a further three reception rooms and three modern bathrooms to the first floor, which includes two en-suites. As you enter the property, you are greeted by an impressive staircase with galleried landing. Doors lead to a home office/study, a sizeable living room and open plan kitchen/family room. An elegant shaker style kitchen with central island comes complete with siemens appliances and stone work surfaces. The utility room is accessed from the kitchen with external door to side. A further reception room ideal for dining, enjoys a glazed elevation over looking the rear garden. On the first floor, via the gallery landing, the main bedroom features a vaulted ceiling with walk through dressing room providing access to the ensuite. A further three bedrooms and two bathrooms can be found on this floor. The private, unoverlooked rear garden which is accessed internally from the dining room and living room, features a sizeable patio leading to the lawn area. To the front, a private driveway provides off street parking and leads to a car port and garage with power and light. Ramsden Heath is a quaint village with three pubs, a coffee shop, a church and plentiful footpaths and birdleways 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. For families with an interest in local schooling, Downham CoFE Primary School is just 0.4 miles away whilst Mayflower High School is the nearest secondary school at 3.2 miles away located in Billericay.



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Council Tax Band:



ENTRANCE HALLWAY

14'8 x 11'11

GROUND FLOOR W.C

KITCHEN / DINING ROOM

29'0 x 15'8

UTILITY ROOM

15'8 x 7'3

FAMILY ROOM

14'8 x 13'1

STUDY

16'1 x 10'11

SITTING ROOM

17'7 x 16'1

LANDING

14'6 x 9'7

BEDROOM ONE

14'6 x 12'0

DRESSING ROOM

9'8 x 5'3

EN-SUITE SHOWER ROOM

8'1 x 7'5

BEDROOM TWO

15'10 x 14'0

EN-SUITE SHOWER ROOM

8'1 x 7'10

BEDROOM THREE

13'1 x 10'3

BEDROOM FOUR

10'3 x 9'2

FAMILY BATHROOM

8'1 x 6'4

GARAGE & CARPORT





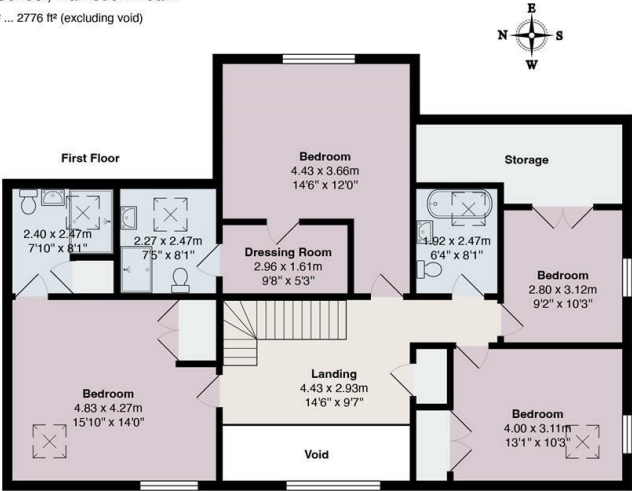
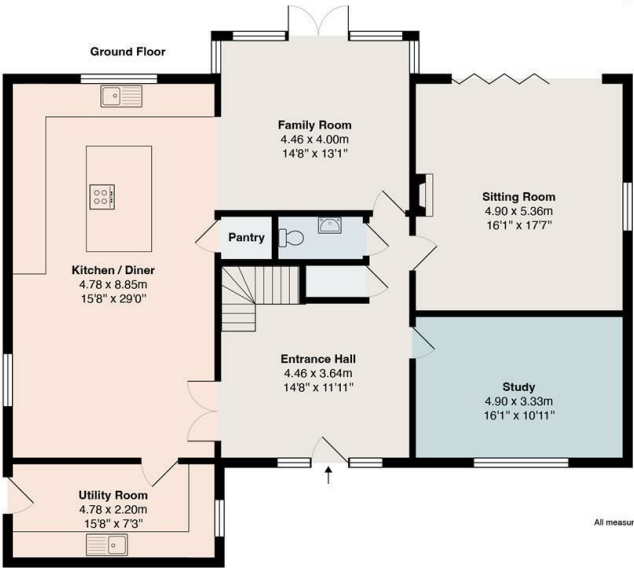
Viewings

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

EPC Rating:

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

6 The Old Riding School, Ramsden Heath
Total Area: 257.9 m² ... 2776 ft² (excluding void)



All measurements are approximate and for display purposes only