





The Camerons, Castledon Road

Downham, Billericay. CM11 1LD

Set within the highly regarded village of Downham and enjoying open views across farmland to the front, this substantial detached residence offers approaching 3,000 sq ft of versatile accommodation, positioned well back from the road behind a generous carriage driveway.

Having evolved over time through significant extensions, the house now provides expansive and adaptable living space suited to modern family requirements. A welcoming entrance hall leads to a large principal living room and a further separate sitting room sits overlooking the rear garden, offering flexibility for both formal and informal entertaining. The standout Amdega orangery provides an impressive additional reception area, drawing in natural light and creating a strong connection to the garden.

The kitchen/breakfast room is well-proportioned and practical, and to the first floor are five/six bedrooms, including a principal bedroom with en suite facilities, alongside a family bathroom. The sixth bedroom offers flexibility as a study or dressing room if required.

Externally, the carriage driveway provides extensive parking and provides a sense of arrival. The rear garden is mature and established, with excellent privacy and a sunny, west facing aspect.

A substantial village home with further potential. Kindly enquire for further information.

Anti-Money Laundering Checks and Legal Support:

A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection which is designed to help recoup certain costs if your sale or purchase should fail to complete through no fault of your own (terms and limits apply).

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Council Tax band: G

Tenure: Freehold

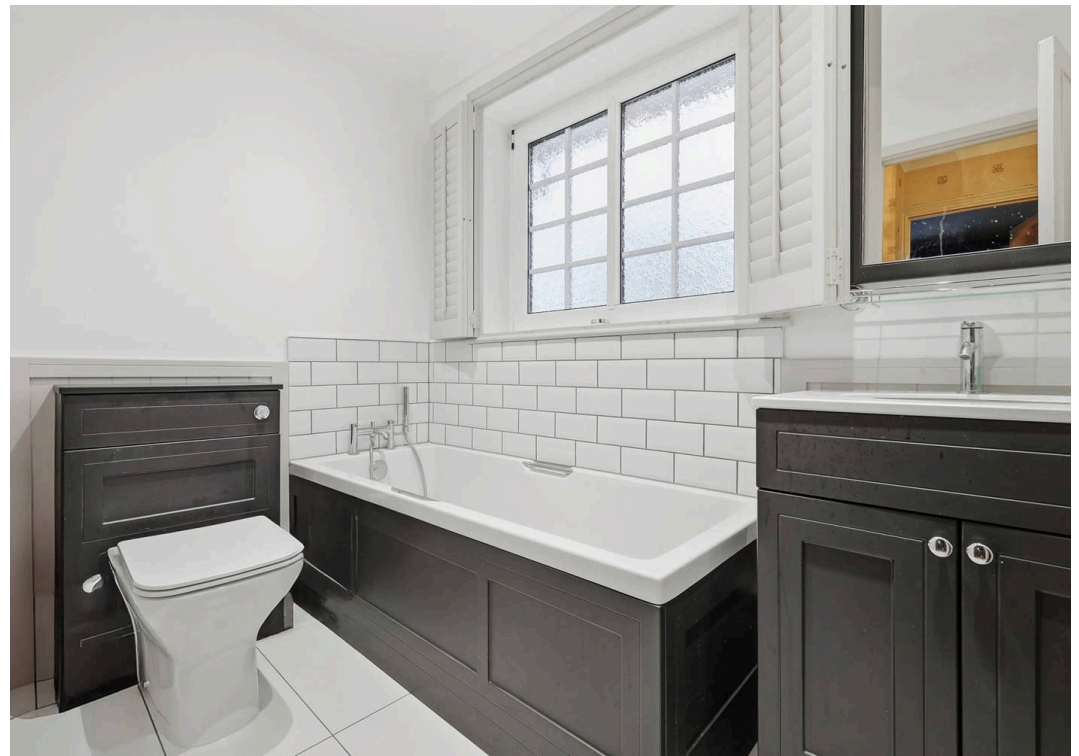
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Approaching 3,000 sq ft of versatile accommodation
- Open farmland views to the front
- Impressive Amdega orangery overlooking the garden
- Five/six bedrooms including principal suite
- Generous carriage driveway with extensive parking
- Mature west-facing rear garden with excellent privacy











Ground Floor

Approx. 164.8 sq. metres (1774.3 sq. feet)



First Floor

Approx. 110.2 sq. metres (1186.2 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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