



Arden  
estates



### Castledon Rd, Downham, Billericay, CM11 1LD

An exceptional opportunity to purchase this impressive 5 bedroom detached property sitting on a quiet and secluded plot of approximately 3/4 of an acre with stunning views over farmland. The property offers ample scope for further improvement and is being sold with NO ONWARD CHAIN.

Price £1,295,000 Freehold

16a High Street, Maldon,  
Essex CM9 5PJ  
info@ardentestates.co.uk

www.ardentestates.co.uk  
TEL: 01621 851014

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





**Bedroom 2**  
**12'11" (3.94m) x 12'11" (3.94m)**  
2 windows to rear, feature fireplace, radiator

**Bedroom 3**  
**12'11" (3.94m) x 10'11" (3.33m)**  
windows to front and side, feature fireplace, radiator

**Bedroom 4**  
**12'11" (3.94m) x 9'11" (3.02m)**  
window to rear, sink, feature fireplace, radiator

**Bedroom 5**  
**9'2" (2.79m) x 8'11" (2.72m) Max**  
window to front, feature fireplace, storage cupboard, radiator

**Bathroom**  
window to front, bath with shower over, wc, wash basin, airing cupboard, radiator

**Shower Room**  
shower cubicle

**Storage Room**  
**8'2" (2.49m) x 3'8" (1.12m)**  
window to front

**Landing**  
large window to front, window to side with lake views, loft access, radiator.

**Front**  
gated access lawn area, parking for several vehicles, turning circle, wide variety of shrubs and trees,

**Garage**  
window to side, up and over door.

**Garden**  
plot approximately 3/4 acre in total lawned area, farmland views, side access, water tap variety of shrubs/trees,

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Just over 3/4 Acre Plot
- No Onward Chain
- 5 Bedrooms
- 4 Reception Rooms
- Farmland and Lake Views
- Secluded Location
- Garage
- Turning Circle + Ample Parking

An exceptional opportunity to purchase this impressive 5 bedroom detached property sitting on a quiet and secluded plot of approximately 3/4 of an acre with stunning views over farmland.

The property offers ample scope for further improvement and is being sold with NO ONWARD CHAIN. The house is approached via a gated driveway shielded behind a variety of trees and shrubs providing ample parking space, a turning circle and a detached GARAGE. Entering this impressive building you will find 5 bedrooms, a family bathroom, shower room, and a walk in storage room on the 1st floor. There are picturesque views overlooking the lake next door and open farmland. The ground floor offers a well sized lounge, family room which could be used as an office/study, dining room, breakfast room, fitted kitchen, cloakroom, wc, storage room and an external boiler room.

The property is situated in a popular location on the edge of Downham village, approximately a mile and a half from the Wickford town centre and nine miles from Chelmsford City Centre. Downham offers a

primary school, church and village hall. Wickford has a variety of amenities including shops, schools and the main line Railway Station serving London Liverpool Street.

The serene and private setting of this super house offers a unique chance for prospective buyers

**Porch**  
window to front

**Cloakroom**  
window to side, wc, wash bain

**Entrance Hall**  
under stairs storage, 2 radiators

**Lounge**  
**16'10" (5.13m) x 12'11" (3.94m)**  
2 double doors to garden, feature fireplace, radiator

**Family Room**  
**18'1" (5.51m) x 10'11" (3.33m) Max**  
windows to front and side, radiator

**Dining Room**  
**12'11" (3.94m) x 12'11" (3.94m)**  
2 windows to rear, feature fireplace, 2 radiators

**Kitchen**  
**15'0" (4.57m) Max x 12'10" (3.91m) Max**  
2 windows to front, range of base and wall units, work surfaces, sink, pantry cupboard, range style cooker

**Breakfast Room**  
**12'11" (3.94m) x 9'11" (3.02m)**  
window to rear, radiator

**Lobby**  
access to kitchen, wc and covered side area, consumer unit

**WC**  
window to side, wc

**Covered Side Area**  
window to side, access to garden, storage room and lobby

**Storage Room**  
**8'0" (2.44m) x 7'5" (2.26m)**

**Boiler Room**  
boiler, accessed from exterior.

**Bedroom 1**  
**16'10" (5.13m) x 12'11" (3.94m)**  
2 windows to rear, 1 window to side, feature fireplace radiator

