



**Henton Kirkman**  
- Residential -

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## Church Road, Ramsden Bellhouse

Price £1,150,000

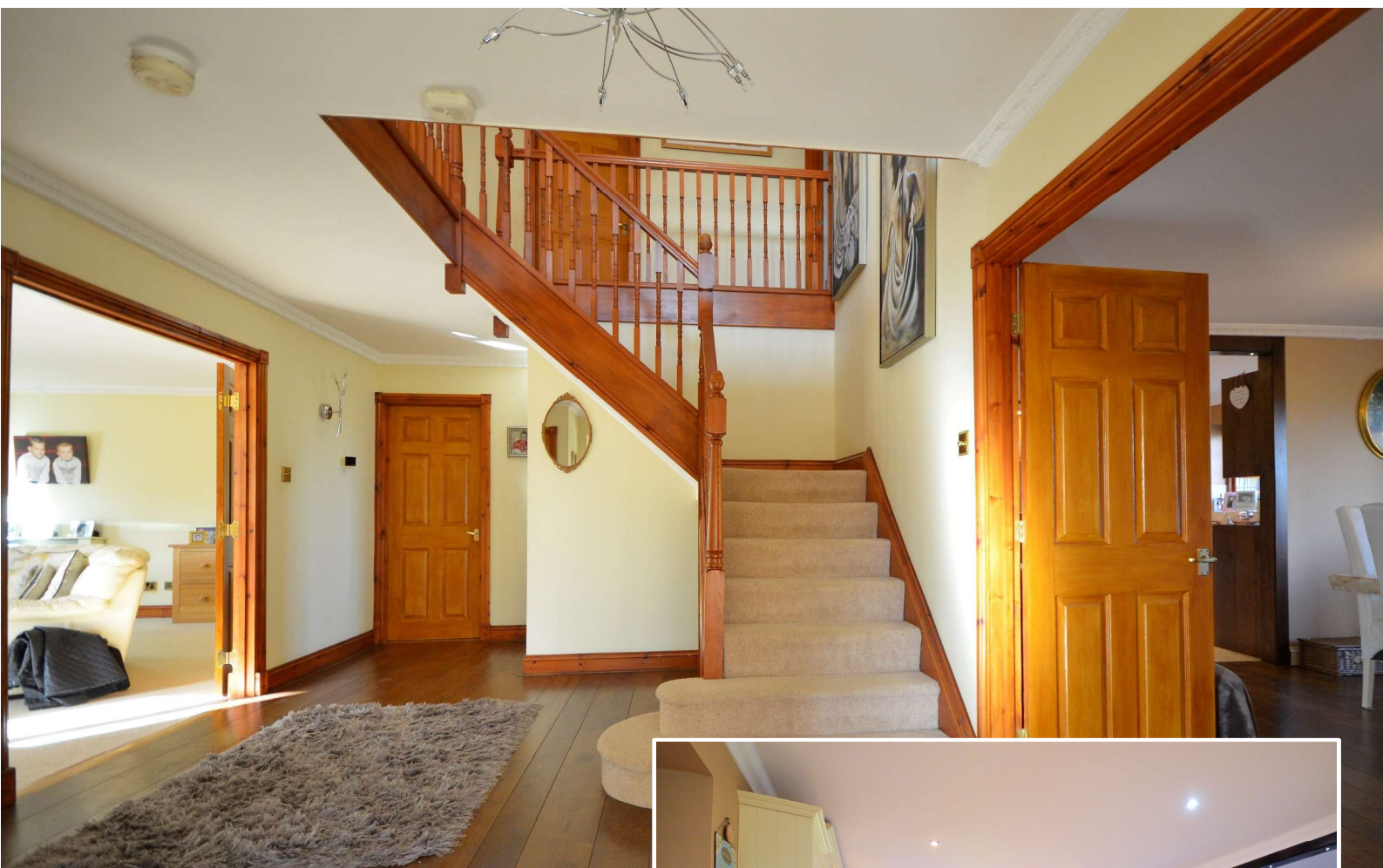
This outstanding 3000 sq ft, five/six-bedroom detached house is located on the edge of the desirable village of Ramsden Bellhouse. Boasting ever changing country views, the landscaped plot and approx. 225' rear garden have both south and west aspects, so enjoying the sun late into the evening - perfect for those summer evenings entertaining. The accommodation is well planned between the three floors and designed in such a way to ensure each room has its own view of the surrounding farmland. The ground floor reception rooms are all positioned off a central sizeable hallway with double doors opening to a large 'L' shaped kitchen/diner/family room that takes in the farmland views out to the front. In addition, the study with fitted furniture is at the side and the rear facing living room and adjoining sunroom/orangery both enjoy direct access out to the garden. Although there are officially six double bedrooms and three bathrooms, there is also the option for you to incorporate a second tv room and a games room, which the current owners do, should each of the bedrooms not be required.

As mentioned, the plot is most generous in size having a gravel drive with an electric gate, a larger than average double garage and the unusual feature of a brook winding its way along the side boundary. Ramsden Bellhouse is a highly sought-after village with an active and friendly community coupled with a delightful rural setting, despite only being a few miles from the neighbouring town of Billericay and Wickford, both of which offer a comprehensive range of amenities including has a mainline train station to the city (London Liverpool Street in 35 minutes). Local amenities within the village including a rather good village convenience store incorporating a Post-Office, well used Village Hall, Church and a preschool. Further shops and the highly regarded Downham Church of England primary school to be found in the adjacent village of Ramsden Heath. Within easy reach is Chelmsford which boasts the renowned King Edward Grammar School, Chelmsford County High School for girls and New Hall Convent school.

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# Integrity, honesty and trust



**STUDY 3.32m x 2.91m (10ft11 x 9ft7)** - As the house has been designed and planned around the immediate surroundings, this study with two corner windows looking onto the farmland, is a great example of the considerations taken by the original architects. Fitted to 2 walls of this study is a range of office furniture which incorporates shelving, cupboards, drawers and a well-placed desk just under the windows.

**KITCHEN/DINER/FAMILY ROOM 7.5m x 6.96m > 4.85m (24ft7 x 22ft10 > 15ft11)** - Originally designed as a separate kitchen with adjoining dining room this combined space has been opened up to provide a most generous and incredibly practical living space that will easily accommodate a large dining table and sofas. Shared between both areas are two front facing windows as well as a side window and side stable door in the kitchen. The designated dining area has a continuation of the wood flooring used in the hallway and is accessed via double doors while having open plan access to the kitchen with its tiled floor and inset downlighters. Cream coloured units are fitted to three walls and they have granite worksurfaces that also extends to include a breakfast bar, these have tiled splash backs and incorporate an undercounter sink unit which has a mixer tap and a rather handy instant boil tap. In addition, there is an integrated dishwasher, an integrated fridge freezer within the dresser unit and a space for a range cooker with cooker hood above.

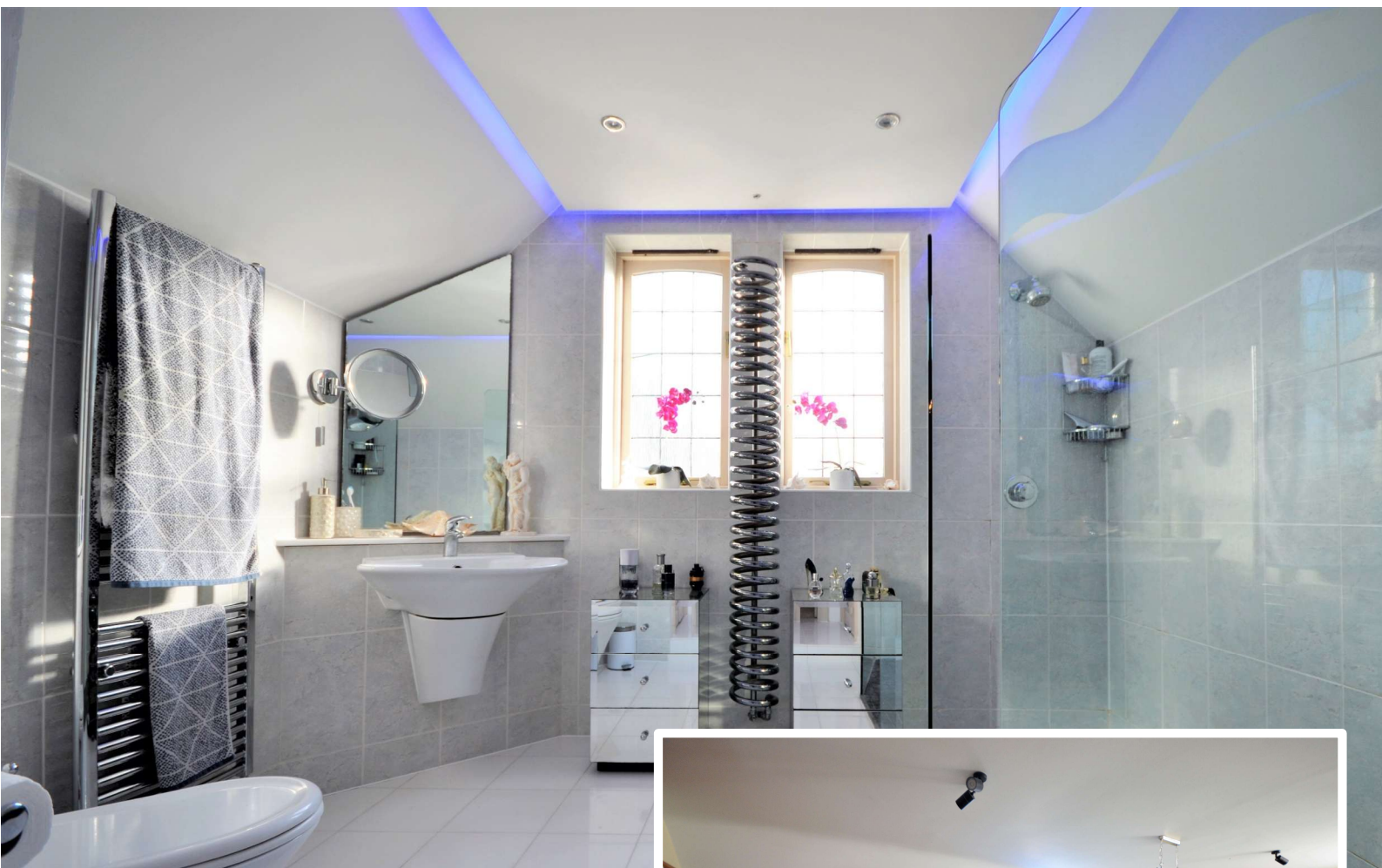


**LOUNGE 7.47m x 5.22m (24ft6 x 17ft2)** - Positioned to the rear of the house and accessed via double doors from the hall, this naturally light, carpeted lounge has an open fire and three sets of double doors. One pair opens to the conservatory while the other two open out to the deck and in-turn give a lovely outlook of surrounding Farmland.

**SUNROOM/ORANGERY 5.02m x 3.91m (16ft6 x 12ft10)** - This sizeable sunroom with a tiled floor and air conditioning, has been designed using design elements typical of an Orangery and with a vaulted ceiling it provides a stylish living space versatile in its use and perfect for parties. Full width bi-folding doors are fitted to one side and open onto the southerly facing deck, while a full width window looks down the length of the garden. It's also worth noting to one corner there is a small sink unit and granite top for added convenience when entertaining outside.







**FIRST FLOOR GALLERIED LANDING 5.3m x 3.63m (17ft5 x 11ft11)** - Just like the entrance hall, a generous amount of space is dedicated to the main thoroughfares of this home. Each bedroom on this first floor is particularly generous in size with four of them being large doubles.

**MASTER SUITE 4.86m x 4.12m (15ft11 x 13ft6)** - This front facing master bedroom has lovely farmland views together with a range of fitted bedroom furniture incorporating wardrobes, draw units and bedside cabinets. Double doors then open to the en-suite shower room.

**EN-SUITE SHOWER ROOM** - This stylishly presented en-suite with feature recessed lighting, inset downlighters and a designer spring shaped radiator has a white tiled floor which incorporates a 2 person walk in shower with 2 individual adjacent showers and accompanying glass screens. In addition, there are two built in storage cupboards, a back to wall wc, and a semi ped wash basin with backing mirror.

**BEDROOM TWO 4.11m x 3.68m < 4.18m into door recess (13ft6 x 12ft1 > 13ft9)**

**EN-SUITE SHOWER ROOM**

**BEDROOM THREE 5.36m x 3.32m (17ft17 x 10ft11)** - Pleasant positioned to the side of the house with two side windows and currently accessed via double doors from the landing, this third double bedroom is currently being utilized as a second TV/first floor playroom.

**BEDROOM FOUR 4.85 into door recess> 3.34m x 3.22m (15ft11 > 10ft11 x 10ft7)** - Being a front facing bedroom this again looks out over the adjoining farm and has built-in wardrobes with stylish wood panel doors.

**BEDROOM FIVE 4.11m max x 3.23m (13ft6 x 10ft7)**

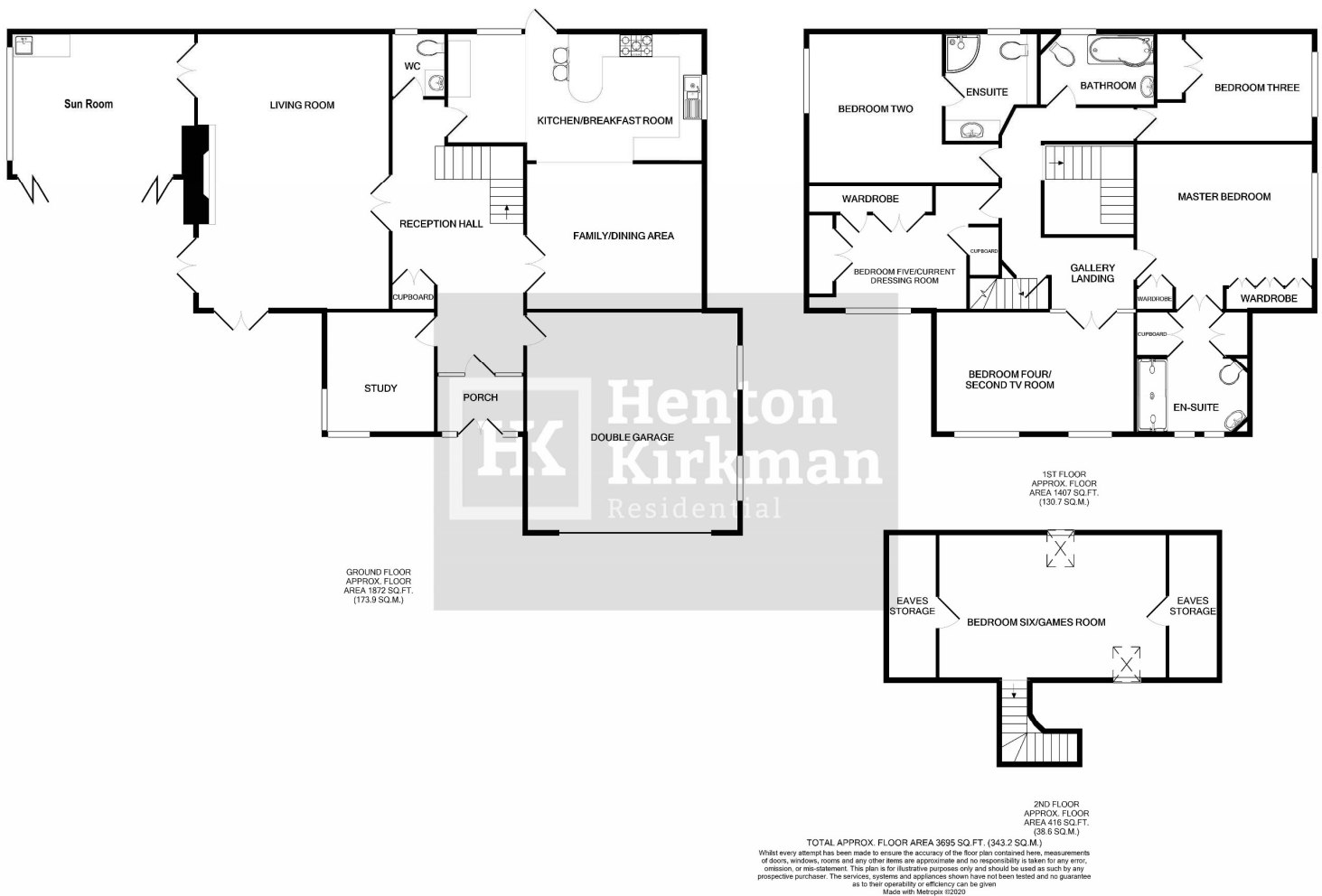


**BATHROOM 3.08m x 2.04m (10ft1 x 6ft8)** - Being generous in size, this tiled bathroom with inset downlighters and a heated towel rail, has a white suite which incorporates a large spa bath with separate shower and fitted screen, a back to the wall WC and a semi ped wash basin to maximise the floor space even further.

**SECOND FLOOR PLAYROOM/BEDROOM SIX 6.23m x 3.96m (20ft5 x 13ft)** - Currently used as a playroom and having space for a pool table, this converted loft space has two skylight windows and walk in eaves/loft storage to either end. Its worth noting, if required either of these could be converted into an en-suite shower room if another bathroom was required.

**OUTSIDE – FRONT** - Electronically operated gates give security and access to the gravelled drive which provides space for many vehicles. There is also a five-bar side gate opening to the garden and a double width door opening to the garage.

**DOUBLE GARAGE 5.96m x 5.78m (19ft7 x 19ft)** - Having one large double width electric up and over door, this garage with two side windows, has been designed with no central pillar to ensure there is the opportunity to park centrally within the garage while having storage, fridge/freezers and a utility area with washing machine around the edge.



Whilst every care has been taken in the preparation of these details they are for guidance purposes only and no guarantee can be given to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies can inadvertently occur. The agents have not tested the appliances or central heating and interested applicants are advised to make their own investigations.

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