



Katie House, Park Lane, Ramsden Heath, Essex

For the finer things in property.



Katie House Ramsden Heath, Billericay, Essex CM11 1NN

Traditional 1930s country home with annexe and carriage driveway, set in mature grounds of 0.77 of an acre.

Ramsden Heath under a mile, Billericay & station 3.4 miles, Stock 2.8 miles, Wickford 3.7 miles, A12 (Junction 16) 4 miles, Chelmsford 8 miles, London Stansted Airport 26.8 miles

Entrance hall | Sitting room | Kitchen/dining/family room | Utility | Study | Principal bedroom with en suite | 3 further bedrooms | Annexe EPC Rating D
In all about 0.77 acres

The property

Positioned between Stock and Billericay, Katie House offers a secluded spot in a no through road with the countryside on the doorstep, whilst also enjoying all the amenities that Ramsden Heath has to offer just a few minutes away. This detached country house, offers well-proportioned accommodation over two floors and an annexe.

Originally believed to date from the 1930s, this fine home offers high ceilings and full height sash windows whilst being much improved and extended over the years, it now combines modern living with traditional charm.

Internally, a spacious and welcoming entrance hall with feature staircase gives access to the ground and first floor accommodation; a study and cloakroom to one side, whilst to the other is the formal sitting room with log burner, and finally at the end of the hall is the impressive open plan kitchen/breakfast/family room that extends the full width of the property. Of

particular note, this bright and contemporary space opens out onto the rear gardens with bifold and patio doors to two aspects and a skylight above; the ideal space for the whole family to gather. There is also a utility room off the kitchen.

Upstairs, there are four double bedrooms, two of which are en-suite, and a family bathroom.

In addition to the main house, the vendors have converted the garage to offer additional guest accommodation. Inside, there is an open plan living/bedroom, a kitchen area, and a shower room.

Outside

The property enjoys wide frontage with a gravelled carriage driveway, providing plenty of parking. An east facing rear garden is well secluded by its mature borders and lightly wooded surround. Most of the gardens are laid to lawn though of particular note, is the sandstone terrace and BBQ area, ideal for entertaining.

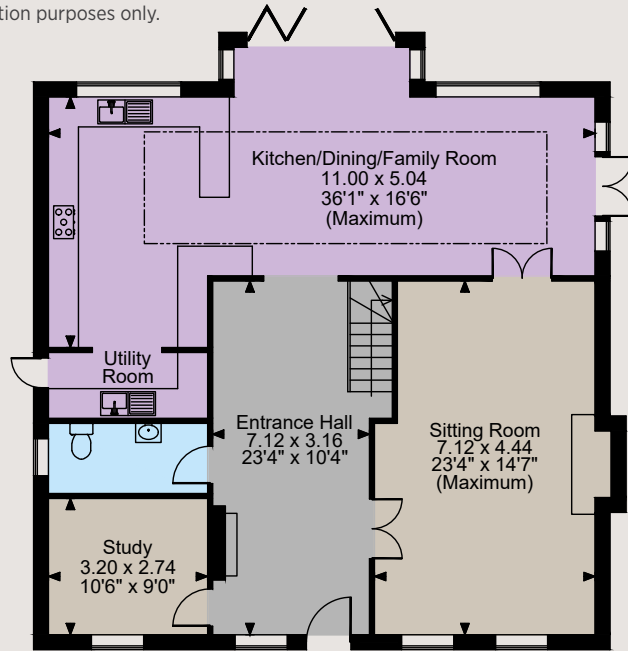
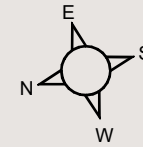
Location

The village of Ramsden Heath offers a village hall, three public houses and a coffee shop, a tennis club, green open spaces and allotments, as well as access to a number of foot and bridle paths over the surrounding countryside. There is also a hairdressers, MOT garage and beauty parlour in Downham Road. The village is conveniently located to the amenities provided by the nearby towns of Wickford and Billericay, which include comprehensive shopping and leisure facilities. Both towns offer mainline train stations with regular services to London Liverpool Street and to Southend. Road-users benefit from close proximity to junctions joining the A12, for onward journeys both north and south to the wider road networks. Well regarded schooling in the vicinity includes Mayflower High School (rated Outstanding by Ofsted), St John's, Widford Lodge Prep, Woodlands Hutton Manor, St Cedd's, St Anne's Prep, Heathcote and Brentwood.

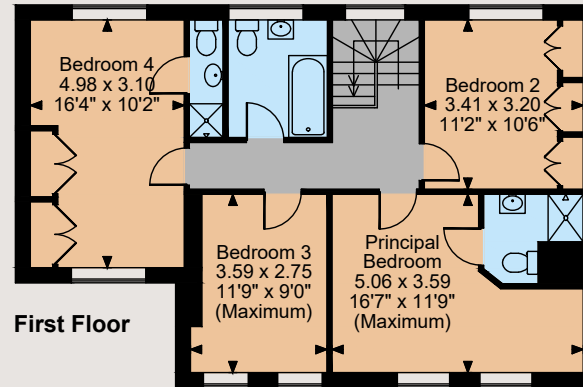




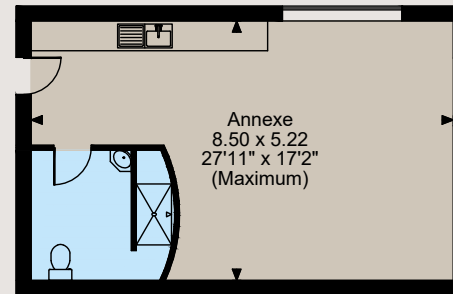
Floorplans
For identification purposes only.



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

Leaving the A12 at Junction 16, join the B1007/ Stock Road and after approximately 1 mile take the left turn onto Downham Road. Take the right-turn at the T-junction to join Dowsetts Lane and at the next junction turn right onto Heath Road. Shortly after, take the left onto Park Lane, and continue down towards the end of the lane and Katie House will be on the left.

General

Local Authority: Chelmsford City Council
Services: All mains connected.
Council Tax: Band F
Tenure: Freehold
Guide price: £1,380,000

Chelmsford

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