



# Cutting-edge house of 8,100 sq ft in the commuter belt

**Apollonia, Glebe Road, Ramsden Bellhouse, Billericay**

Guide Price £3,950,000 Freehold





Recently constructed with over 8,100 sq ft • Magnificent galleried reception hall • Gardens and grounds including a lake • A good range of outbuildings • Close to major road and rail links

### Local Information

Billericay: 5 miles (rail service to London), Wickford: 4.2 miles (rail service to London), A12: 5.5 miles, Chelmsford city: 9 miles. All distances approximate.

Apollonia is situated on a private road comprising many large houses with land. Ramsden Bellhouse lies between Billericay and Wickford. There is a local shop at Ramsden Bellhouse within a few metres of the house and the surrounding area has some beautiful countryside with miles of footpaths and bridleways.

Billericay and Wickford provide a more comprehensive range of shopping, educational and recreational facilities with their respective mainline rail services to Stratford and London Liverpool Street.

There is a junior school at Ramsden Heath with senior schools at Billericay and Wickford. There is a good range of bridleways close by linking the local area to the Ramdens and towards Stock.

### About this property

Apollonia was constructed in 2018 to exacting standards and has been orientated so that the principal reception rooms, kitchen and bedrooms enjoy lovely views over the property's grounds and beyond.

The house is approached over a magnificent reception hall extending to over 35 ft in length with a polished concrete floor and featuring a cantilever stone staircase. Either side of the hall lies a cinema room and on the opposite side an entertainment room which has a fully equipped wet bar. Towards the rear of the house is a play room and a cloak room. Occupying the full width is an open plan kitchen/living room, 56.8 ft by 19.3 ft, enjoying panoramic views over the property's grounds, terraces and swimming pool. The kitchen features a polished concrete floor incorporating a glass-topped spiral wine cellar, and has been fitted with a range of high quality contemporary units anchored around a substantial breakfast bar and incorporating many integrated appliances. The room is bathed in natural light, having a two storey glass wall. Adjoining the kitchen is a fitted utility room with a door to the outside.

The first floor landing is magnificent with a galleried area overlooking the kitchen/family room and reception hall. The principal bedroom suite runs the full depth of the house with a large bedroom, en suite bathroom and fitted en suite dressing room with bifold doors on to a rear balcony, providing panoramic views over the property's









grounds. There are two further bedroom suites on the first floor. The second floor has a beautiful guest bedroom at the rear of the house with an en suite dressing room and balcony. There are two further bedrooms and a second floor laundry room.

In all the house extends to about 8,100 sq ft.

#### **Outside**

The house has two electric-gated entrances which open into a substantial block cobbled driveway providing extensive and secure parking. Gates at the side of the house access a long driveway, which leads to a range of substantial outbuildings/garaging. Immediately behind the house is a resin bonded terrace which adjoins a lovely in-ground swimming pool. Beyond are extensive lawns, which merge with a lake towards the rear boundary.

In all about 1.88 acres.

#### **Services**

All mains services connected.

#### **Tenure**

Freehold

#### **Local Authority**

Basildon Borough Council.

#### **Council Tax**

Band = H

#### **Energy Performance**

EPC Rating = B

#### **Directions**

From Billericay proceed into Norsey Road, which then continues into Heath Road and to Ramsden Heath. At the crossroads at Ramsden Heath turn right into Church Road towards Ramsden Bellhouse. Continue under the railway bridge and after approximately half a mile turn left into Glebe Road where Apollonia will be found after a short distance on the left-hand side.

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office. Telephone: +44 (0) 1245 293 233.















Approximate Gross Internal Area  
Main House 8100 sq ft (753 sq m)  
Outbuildings 710 sq ft (66 sq m)  
Total 8810 sq ft (818 sq m)

Disclaimer: Floorplan measurements approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ejphoto.co.uk



Wine Cellar



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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