



Dromana
Brock Hill | Runwell | Wickford | Essex | SS11 7PB

FINE & COUNTRY

STEP INSIDE

Dromana

Dromana is a substantial quality detached home situated at the top of Brock Hill with extensive views to all aspects.

Whilst rural, the house is ideally located for easy access to Billericay, Wickford and Chelmsford for shopping facilities and Mainline Railway Stations with links to London Liverpool Street.

Step inside to the extensive reception hallway and grand staircase which connects with the principal reception rooms and provides access to the rest of the home. The Ground floor provides a large formal drawing room with fireplace, sitting room, connecting dining room, kitchen and plantroom and WC. To the first floor there are 5 spacious bedrooms, two bathrooms, WC and a kitchenette. Part of the first floor can be utilised as a contained flat if needed.













STEP OUTSIDE

Dromana

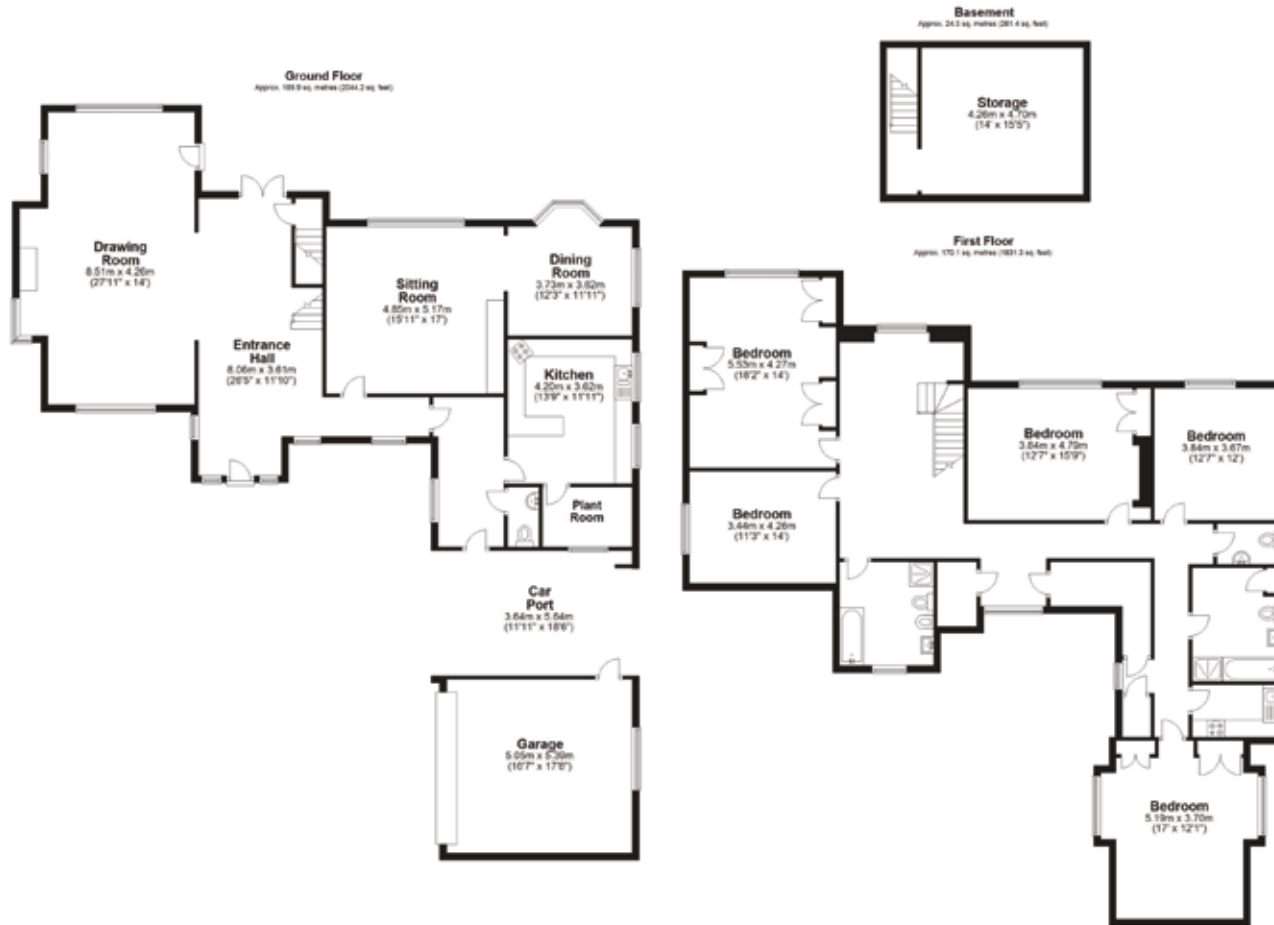
Step outside and the extensive driveway leads to a large parking area as you approach the home and on to the double garage. There are a number of terrace areas, lawns and paddocks. In total the property offers approx. 3.5 acres with a further 5.5 acres available by separate negotiation.

Runwell and Downham villages are close by as is Hanningfield reservoir that is home to fishing, sailing and nature trails. Wickford town centre is the nearest town and has various shopping facilities and a railway station with services into London Liverpool Street terminus. Primary and secondary schools are also within the area. Southend airport is 14 miles away.









Total area: approx. 384.3 sq. metres (4136.9 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 63 E | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC: E
Council Tax Band: H
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 12293451 Registered Office: F&C Area 25 Limited, 46 Hullbridge Road, South Woodham Ferrers CM3 5NG. Printed 28.05.2024



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