

Beresfords

COUNTRY
& Village





THE ELMS

LAINDON COMMON ROAD | LITTLE BURSTEAD | BILLERICAY | ESSEX

Billericay town centre and main line train station is within 2.2 miles (Journey to Liverpool Street is within 31 minutes) | Southend airport is within 15.5 miles | Little Burstead golf club is within 0.4 miles | Excellent choice of restaurants all within 2 miles |

A stunning and immaculate Grade II listed Georgian family residence offering 4,500 sq. ft. of exceptional living space including four reception rooms, a cellar and five double bedrooms. A fantastic detached leisure complex with cinema/pool room, bar area and gym/games room with shower facilities. An extremely private 20m outdoor heated swimming pool and detached garaging all set on a plot of circa 1.25 acres (stls). EPC Exempt

- Grade II listed
- Beautifully restored
- Five double bedrooms
- Two en suites
- Kitchen/breakfast room with walk in fridge
- Formal dining room
- Drawing room
- Reception hall
- Music room
- Study
- Cellar
- Detached cinema/pool room
- Gym/games room
- Bar area offering fantastic entertaining space
- 20m outdoor heated swimming pool
- Set on 1.25 acres (stls)



Description

The Elms is an imposing period Grade II listed Georgian property set within a beautiful plot of circa 1.25 acres (stls). The property offers a well-considered and generous flow of family living space with impressive ceiling heights and sash windows. The internal accommodation consists of a charming entrance hall with a lovely inset wood burner offering access to a good size w/c. A stunning formal bay fronted drawing room with lovely sash windows with original wooden shutters, inset wood burner and access through to a delightful music room. An impressive dining room with sandstone surround open fireplace and again with beautiful bay fronted sash windows and doors out to the formal gardens. A great size breakfast room/separate snug gives access and lovely views of the rear gardens, opening to a magnificent kitchen with 7 door AGA, summer hob and warming plate, a walk in fridge and access to a separate utility room and stable door to the rear pool area.

To the first floor there are five good size double bedrooms all benefitting from lovely views of the surrounding gardens. The master suite offers a stunning bay fronted aspect with views of the landscaped gardens, en suite with free standing bath and separate shower, great size dressing room with extensive fitted units and access onto the landing. Bedroom two also benefits from beautiful views of the formal gardens through another bay fronted aspect with bedroom three offering a good size en suite. Bedrooms two, four and five are serviced by a good size family bathroom with free standing bath and separate shower. It is important to note that there are a further two 'attic rooms' on the second floor offering great potential for further accommodation (stpp).

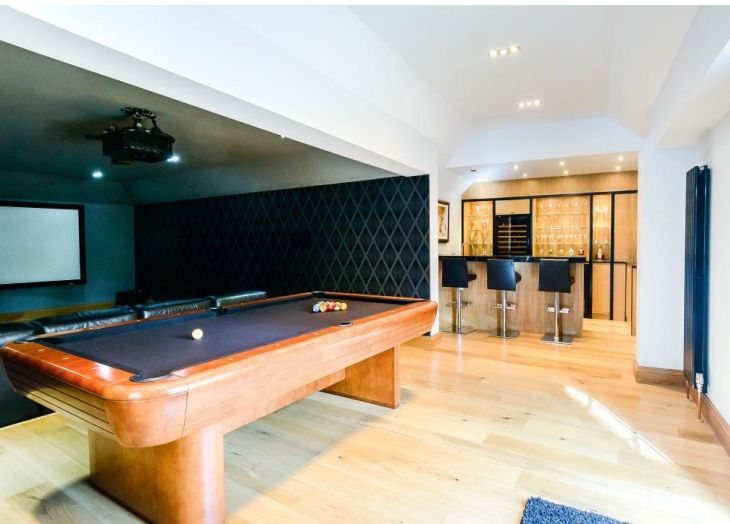




Externally

Externally the property offers a range of outbuildings and a very impressive detached leisure complex that has been installed by the current owners. This comprises of an excellent cinema room with bespoke bar area with fridges, coolers, sink and dishwasher making it perfect for entertaining. A vaulted pool house also utilised well as a gym/games room with doors opening out to the 20m outdoor heated swimming pool, sauna, changing room and w/c with shower facilities. The further land is made up of idyllic landscaped gardens, BBQ courtyard and ample parking with detached garaging space and double cart lodge.

The property is located within a delightful village location which offers a range of local amenities such as pubs, golf course and village hall. It is important to note that although The Elms has a semi-rural feel it is only 2 miles from Billericay town centre with its vast array of shops, restaurants and railway station offering links into London in just over 30 minutes.





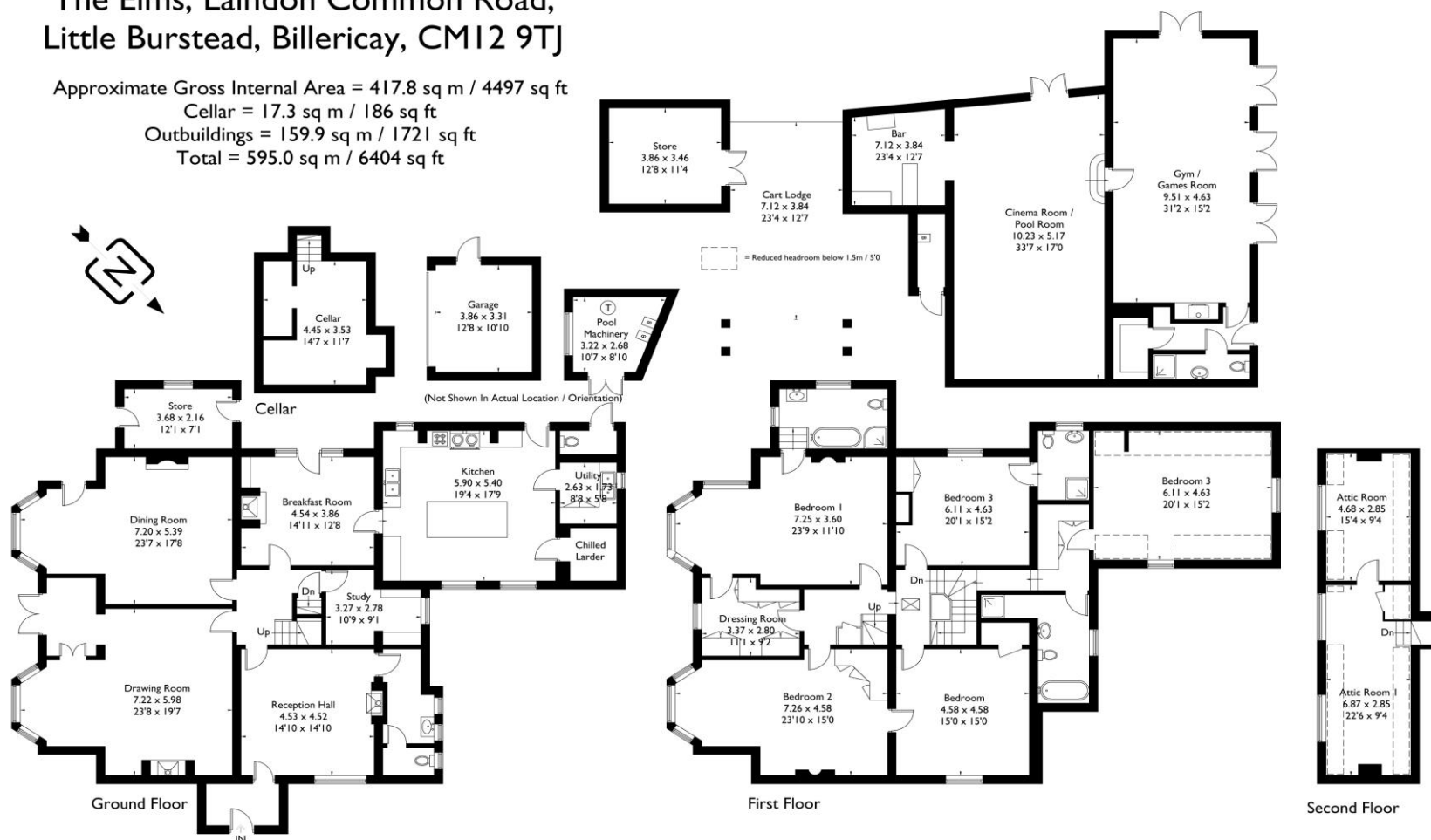
The Elms, Laindon Common Road, Little Burstead, Billericay, CM12 9TJ

Approximate Gross Internal Area = 417.8 sq m / 4497 sq ft

Cellar = 17.3 sq m / 186 sq ft

Outbuildings = 159.9 sq m / 1721 sq ft

Total = 595.0 sq m / 6404 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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