Connells

The Garden House Rectory Road Little Burstead Billericay

The Garden House Rectory Road Little Burstead Billericay CM12 9TR

for sale
£1,599,500

The Garden House

Set in the beautiful village of Little Burstead is the this stunning five bedroom family residence. The property sits at the end of a long sweeping drive behind wrought iron electric gates and offers breath-taking views of the grounds and countryside. The house also offers a self-contained detached Annex with an out building consisting of a gym, work shop and dance area, perfect for entertaining. This property offers everything a family could ask for and more!

Reception Hall

Access via double entrance doors, tiled flooring, stairs leading to first floor accommodation with gallery landing.

Cloakroom

6' 1" x 4' 8" (1.85m x 1.42m)
Suite comprising of a low level flush wc, wash hand basin, window to side, tiled flooring, down lighters.

Study

9' 3" max x 7' 3" (2.82m max x 2.21m)
Window to front, range of wall cupboards, fitted desk unit, built in cloaks cupboard.

Fitted Kitchen / Dining Room

24' 7" x 13' 10" (7.49m x 4.22m)
French doors and side lights to rear garden, stable door to side - Fitted units comprising of Granite work surfaces with cupboards under, built in dishwasher, built in double butler style sink unit with mixer tap, space for Range style cooker with extractor canopy over, tiled flooring, feature central island / work station with Granite work top and cupboards under, two built in fridge / freezers, double doors to lounge, built in larder cupboard, downlighters.

Lounge

14' 3" x 13' 10" (4.34m x 4.22m)
Feature fireplace, French doors and side lights to rear garden, double doors to kitchen.

Dining Room

12' 5" x 12' 5" (3.78m x 3.78m)
Window to front.

First Floor Landing

Galley landing with a window to the front.

Master Bedroom

18' 9" x 11' (5.71m x 3.35m)
Juliet Balcony to the rear with views over the gardens, radiator, down lighters.

En Suite Shower Room

Suite comprising of twin wash hand basins, shower cubicle, low level flush wc, window to rear, tiled flooring, heated towel rail, tiled walls.

Walk In Wardrobe

Light connected and a radiator

Bedroom Two

14' 3" narrowing to 11'0 x 9' 7" (4.34m narrowing to 11'0 x 2.92m)
Juliet balcony to the rear over looking the gardens, radiator.

Bedroom Three

11' x 7' 4" (3.35m x 2.24m)
Window to front, radiator.

Bedroom Four

11' x 7' 9" (3.35m x 2.36m)
Window to front, radiator.

Bedroom Five

11' x 8' 6" (3.35m x 2.59m)
Window to side, radiator, access to loft space

Family Bathroom

9' 6" x 8' 3" (2.90m x 2.51m)
Suite comprising of panel bath, low level flush

wc, shower cubicle, tiled flooring and walls, window to rear, heated towel rail.

Outside - FRONT

The property is approached via a electric sliding gates with a shingled driveway leading to the front of the property, there is ample parking to the front.

To the side is a double width garage.

Five Bar gate leading to the side and rear gardens.

Detached Annexe

To the left of the property is a detached annexe that comprises of:-

Lounge / Family Area

27' 5" x 19' 11" (8.36m x 6.07m)
Tiled flooring, windows overlooking the garden, bi folding doors, built in bar area.

Shower Room

Suite comprising of a double shower cubicle, low level flush wc, wash hand basin, tiled flooring, tiled walls, window to side

Bedroom

9' 10" x 9' 4" (3.00m x 2.84m)
Window to side.

Kitchen

9' 8" x 9' 5" (2.95m x 2.87m)
Window, fitted units comprising of work surfaces with cupboards under, inset sink unit with single drainer and mixer tap, space and plumbing for washing machine, built in oven and hob unit, gas boiler in wall cupboard, further wall cupboards, tile flooring, space dishwasher

Outside - Rear

The rear garden is mainly lawned with a gravel path leading along the side of the garden.

There is a cart lodge at the rear off the garden that measures approx 17'11 x 17'10 with an adjoining lock up store room

To the side of the cart lodge is an enclosed dog kennels and dog house.

In front of the kennels is a wooded area

Outbuilding

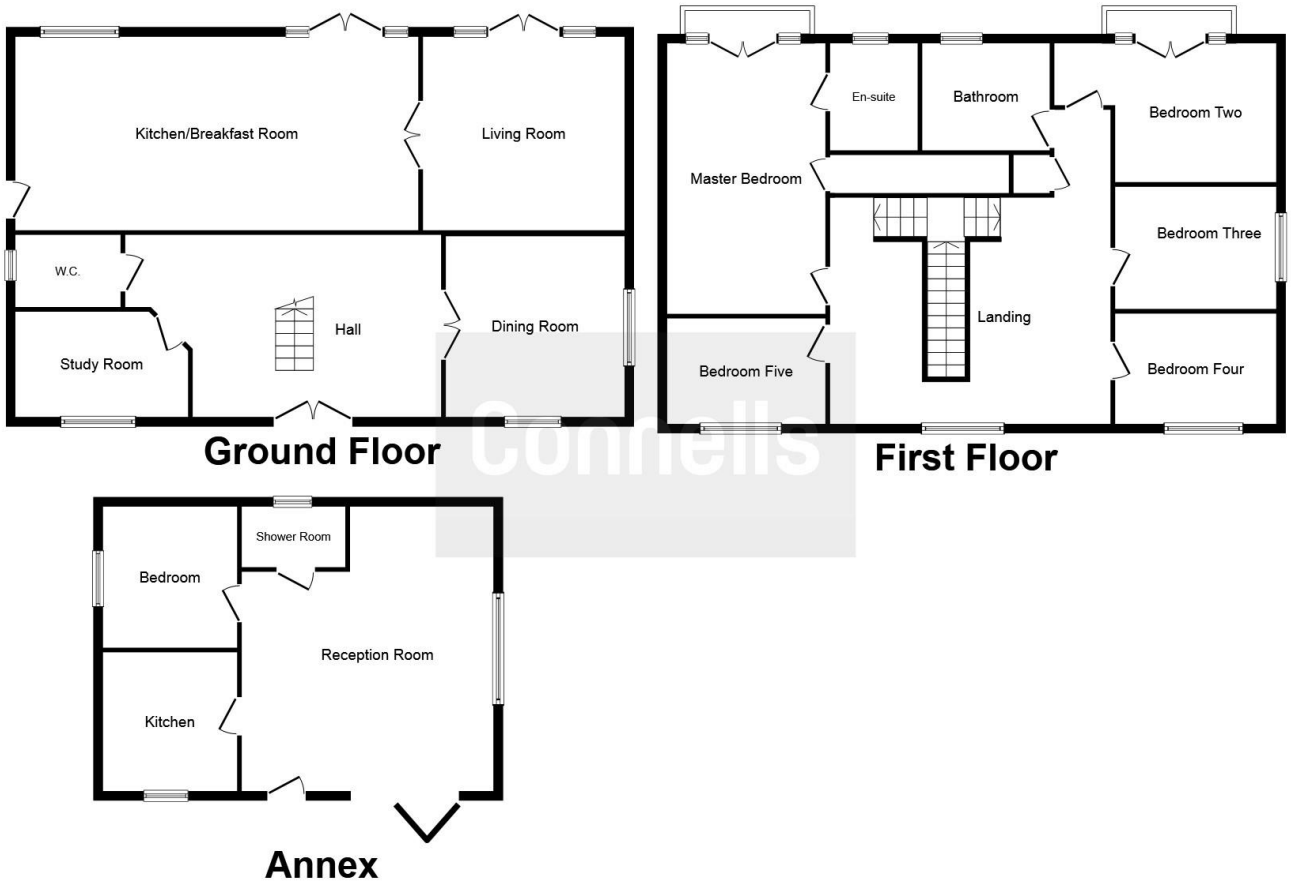
There is a detached outbuilding that is divided into three sections:-

Section One - 19 x 8'10
Section Two - 19 x 9'6
Section Three - 19 x 19'5

These are used as a Gym, work shop and dance area.

Reception Hall

Access via double entrance doors, tiled flooring, stairs leading to first floor accommodation with gallery landing.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

To view this property please contact Connells on

T 01277 655 555
E billericay@connells.co.uk

The Old Police House 96 High Street
BILLERICAY CM12 9BT

EPC Rating: D

view this property online connells.co.uk/Property/ref-BCY304868

Tenure: Freehold

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.