

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Coxes Farm Road, Billericay
Asking Price £900,000

Cowling & Payne present this exquisite, brand new, detached house to the market. This 3/4-bedroom residence showcases the very pinnacle of contemporary design, exuding an air of elegance and sophistication. The property is immaculate, having been carefully crafted to provide just under 2000 square feet of luxurious accommodation. As soon as you step foot onto the block-paved driveway, which comfortably accommodates a double car port, you will know you have arrived somewhere truly special.

Situated comfortably on a corner plot, the house commands an elevated position, offering panoramic views across the stunning Billericay countryside. Privacy and security are paramount in this gated new build development, which makes it an even more enviable proposition.

Designed with modern living in mind, the house boasts one open-plan reception room, effortlessly blending styling and practicality. Complete with access to the garden via imposing bi-folding doors, this room ensures the outdoors can be appreciated and utilized, whatever the season.

The property offers 4 spacious bedrooms, three of which have their respective en-suite bathrooms. These en-suite bedrooms promise both privacy and convenience, making them perfect for family members or guests alike. The fourth bedroom, located on the ground floor, exudes the same level of quality and comfort as the rest of this immaculate residence.

Numerous other touches make this house truly unique. The presence of a utility room off the kitchen adds to the practicality of the property. Indeed, this is not just a home, but a lifestyle choice.

In summary, the property offers an unrivalled opportunity to acquire a brand new home, delivering incomparable quality and style. Sat within a very private, gated new build development of four luxurious homes, this property promises an enhanced level of privacy which is truly hard to replicate. Viewing is highly recommended to fully appreciate the quality on offer.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

ENTRANCE HALL

WC

GROUND FLOOR BEDROOM

EN-SUITE

GROUND FLOOR BEDROOM/STUDY

KITCHEN/LOUNGE/DINER

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM

EN-SUITE

BEDROOM

EN-SUITE

PRIVATE REAR GARDEN

OFF STREET PARKING

DOUBLE CAR PORT

COUNTRYSIDE VIEWS

UNDER FLOOR HEATING SYSTEM

AIR SOURCE HEAT PUMPS

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

Approx Gross Internal Area
162 sq m / 1745 sq ft



Ground Floor
Approx 100 sq m / 1080 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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