



Billericay Road, Herongate



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Herongate

Offers in Excess of £1,600,000

An outstanding residence, meticulously refurbished by the current owners in 2023, providing a high-quality specification set in 0.61 acre (STLS) with a luxurious detached annex, heated swimming pool, stables, tack room, workshop and stunning Koi-Karp pond. The property nestles within the superb gardens positioned well back from the road via a long private driveway and offers the opportunity to acquire an additional half an acre paddock if required. Renovations include a new roof, underfloor heating, complete rewiring, replumbing, and replastering throughout. The main house and annex both feature stunning bespoke fitted kitchens equipped with premium Neff appliances, fitted bespoke wardrobes, elegant sash windows, and charming stable doors. The main living area is beautifully presented with French doors leading to the garden, enhancing the space with natural light. The luxurious bespoke fitted kitchen seamlessly integrates with a dedicated laundry area, providing both functionality and style. The laundry room itself is equipped with Neff appliances. On the first floor a luxurious dual aspect master bedroom has bespoke fitted wardrobes, a Juliet Balcony and access to a spacious en-suite bathroom with electric under



floor heating. The annex has been fully refurbished and includes bespoke fitted wardrobes, offering ample storage and style with a Pool Pump Room at the rear, featuring a mini fitted kitchen with a sink, fridge, freezer, additional cupboards and WC. The rear garden is a tranquil haven with a covered pergola, and ample space around the swimming pool for sun loungers and dining. Adjacent to the pool, another pergola offers a shaded retreat and a newly installed pump room adjacent to the pond provides a fully automated filter system for low-maintenance and enjoyment of the pond. The pretty village of Herongate is situated approximately 3 miles to the southern side of Brentwood town centre offering local pubs, a primary school and nearby access to Thorndon Country Park. There is also a local petrol station with M&S food store for everyday needs and a choice of mainline railway stations at nearby Shenfield and West Horndon. EPC C.

Entrance Hallway

Double entrance doors lead to an attractive herringbone style tiled hallway with underfloor heating that continues throughout the ground floor. Stairs with hardwood handrail set on painted spindled balustrade to first floor and doors lead to:

Cloakroom

Period style two-piece suite, attractive flooring and window to side.

Living Room 19' 4" x 17' 1" (5.89m x 5.20m)

Beautifully presented, delightful and generously sized triple aspect room with bow window to front, bay window to side and two sets of French doors leading to the garden. Open to Lobby area with window to rear and built in seating below. Open to:

Kitchen/Dining Room 24' 5" x 15' 1" (7.44m x 4.59m)

Bespoke fitted kitchen with premium appliances and a wide array of base units with contrasting quartz work surfaces. Built in Neff fridge and freezer set in contrasting cabinets. Large island with storage and space for stools. Neff induction hob and extractor hood above. Double Neff electric oven and integrated Neff dishwasher. White ceramic sink with Quooker tap. Continuation of tiled flooring. Sliding doors to garden with windows adjacent. Window to front, door to laundry and open plan access to:

Snug area 8' 4" x 8' 2" (2.54m x 2.49m)

Window to rear and wall mounted tv point.

Laundry Room 10' 10" x 8' 2" (3.30m x 2.49m)

White base and wall units with quartz work surface and Neff appliances. Windows to front and side and stable style door to side. Door to additional storage area with Vaillant gas boiler and pressurised water tank.

First Floor Landing

Part galleried balustrade, radiator and window to front. Doors to:

Bedroom One 16' 2" x 12' 9" (4.92m x 3.88m)

Beautifully appointed dual aspect room with bespoke fitted wardrobes across one wall with windows to front and French doors to Juliet balcony. Door to:





En-suite Bathroom

Luxuriously appointed with double ended bath, circular wash hand basin set on large storage cabinet and closed couple w.c., attractive tiling and window to rear. Electric underfloor heating. Access to loft space.

Bedroom Two *11' 6" x 10' 8" (3.50m x 3.25m)*

French doors with Juliet balcony overlooking the garden and window to side.

Bedroom Three *11' 6" to rear of wardrobes x 6' 8" (3.50m x 2.03m)*

Currently fitted as a study with a comprehensive range of bespoke fitted cupboards, drawers and desk. Window to front.

Shower Room

Beautifully presented with large walk-in tiled shower, close coupled w.c. and circular wash hand basin set on storage unit. Part tiling to walls and attractive Amtico flooring. Towel warmer, electric underfloor heating and window to rear.

Annexe

A superb addition to this lovely home with spacious open plan kitchen/dining/lounge, 19' 5" x 15' 2" which leads to a large double bedroom with bespoke fitted wardrobes, offering ample storage and style. Bathroom with bath and separate shower. Beautifully presented having been refurbished recently and to the same luxurious specification as the main house.

Rear of Annexe *10' 3" max x 9' 1" max (3.12m x 2.77m)*

Featuring a mini fitted kitchen with a sink, fridge, freezer, additional cupboards, and a WC. External provisions are in place for an outdoor shower and electrics, adding further convenience if required.

Double Garage *18' 1" x 16' 6" (5.51m x 5.03m)*

Window and door to side with double doors to front. Power and light connected.

Externally

Approached via a long private driveway with five bar gated access. Flanked by lawn and shrub borders which opens out to a spacious driveway with parking for numerous cars and access to a double garage. Side gate provides access to the rear garden.

Rear Garden

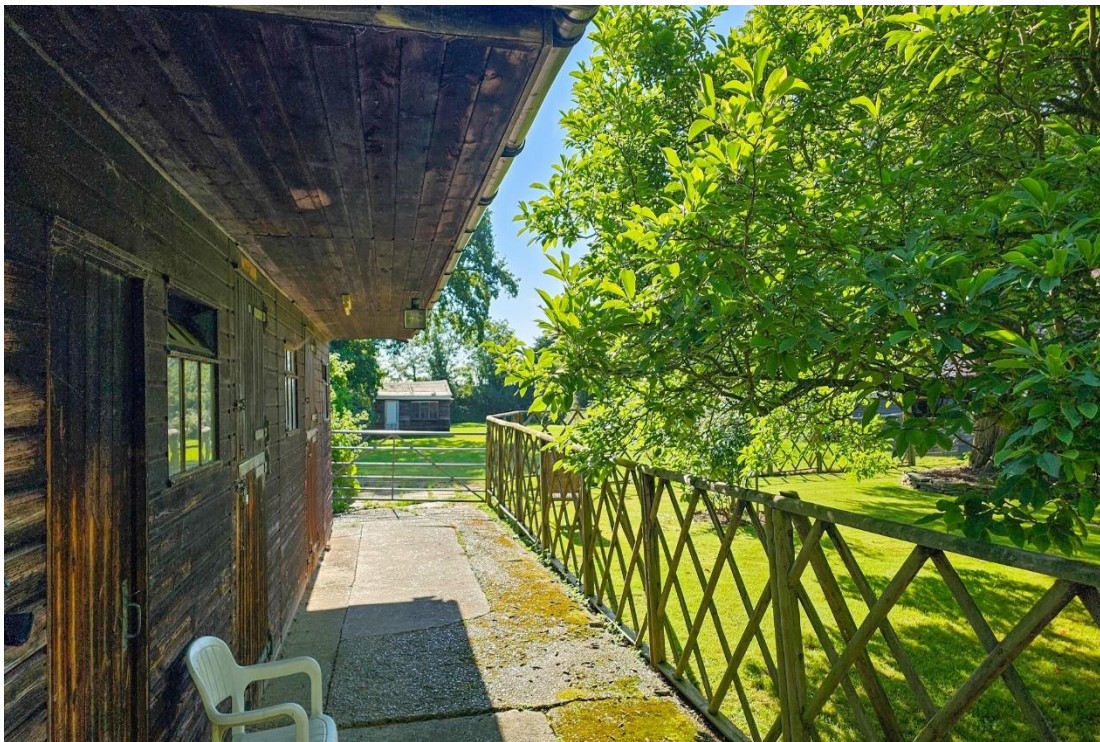
The rear garden is a tranquil haven with a block-paved pond area, a covered pergola, and ample space around the swimming pool for sun loungers and dining. Adjacent to the pool, another pergola offers a shaded retreat. A newly installed pump room with a fully automated filter system ensures low-maintenance enjoyment of the pond. Behind the tack room lies a well-equipped workshop, perfect for various projects and storage needs.

This property is a rare find, offering a perfect blend of luxury, practicality, and modern living. Contact us today to arrange a viewing and experience the exceptional quality for yourself.













Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	74	82

England & Wales EU Directive 2002/91/EC

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Council Tax Band G

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