



129 Noak Hill Road, Billericay CM12 9UJ  
Offers In Excess Of £1,850,000

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129 Noak Hill Road  
Billericay CM12 9UJ  
Offers In Excess Of

£1 250 000

**\*\*SALE AGREED BY ASHTON WHITE\*\*** Positioned towards the top of Noak Hill Road, Billericay, standing on a plot extending to 0.75 acres, is the outstanding four bedroom suite detached house with a large self-contained detached annexe.

The main house, which extends to almost 5,700 sqft offers exceptionally spacious accommodation set over three floors including what must be one of the largest master bedroom suites currently on offer in the area. You enter this home into an impressive reception hall with stairs leading to the galleried landing. There are two reception rooms; the rear one having bi-folding doors which opens into the beautiful kitchen/breakfast room with its central island and integrated appliances. An oversize utility room and cloakroom complete the ground floor. Up on the second floor are three of the double bedroom suites; each with their own dressing rooms and luxury en-suites, with two of the bedrooms having bi-fold doors onto a large balcony overlooking the panoramic gardens. To the second floor is the exceptionally spacious master suite comprising; a lovely bedroom with bi-fold doors onto the private balcony, either side are two luxury ensuites and to the rear are two fitted dressing rooms.

The house is approached over a gated driveway offering extensive parking and giving access to the triple garaging and further covered parking. To the rear are the extensive gardens including a paved split-level terrace, astro turf lawn and further gardens to the rear with panoramic views. The detached annexe offers a further 1,600 sqft which includes a kitchen/living room, double bedroom, luxury shower room and large games room/gym.







**RECEPTION HALL**  
28 max x 20 (8.53m max x 6.10m)

**SITTING ROOM**  
23 x 20 (7.01m x 6.10m)

**GAMES ROOM/OFFICE**  
26 x 14'3 (7.92m x 4.34m)

**KITCHEN/BREAKFAST ROOM**  
29 x 14 (8.84m x 4.27m)

**UTILITY ROOM**  
14 x 13'10 (4.27m x 4.22m)

**MASTER BEDROOM SUITE WITH BALCONY**  
38 x 28 (overall size) (11.58m x 8.53m (overall size))

**BEDROOM TWO SUITE WITH BALCONY**  
32'2 x 20 (overall size) (9.80m x 6.10m (overall size))

**BEDROOM THREE SUITE WITH BALCONY**  
33'4 x 14'4 (overall size) (10.16m x 4.37m (overall size))

**BEDROOM FOUR SUITE**  
32 x 14'2 (overall size) (9.75m x 4.32m (overall size))

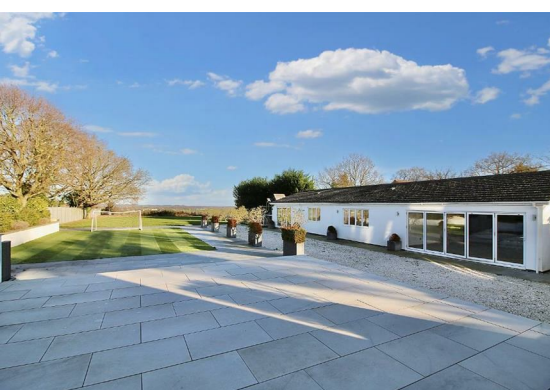
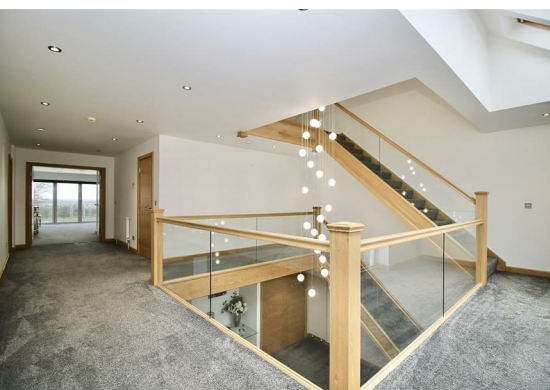
**ANNEXE LIVING ROOM/KITCHEN**  
23 x 16'10 (7.01m x 5.13m)

**ANNEXE BEDROOM**  
17'2 x 15'2 (5.23m x 4.62m)

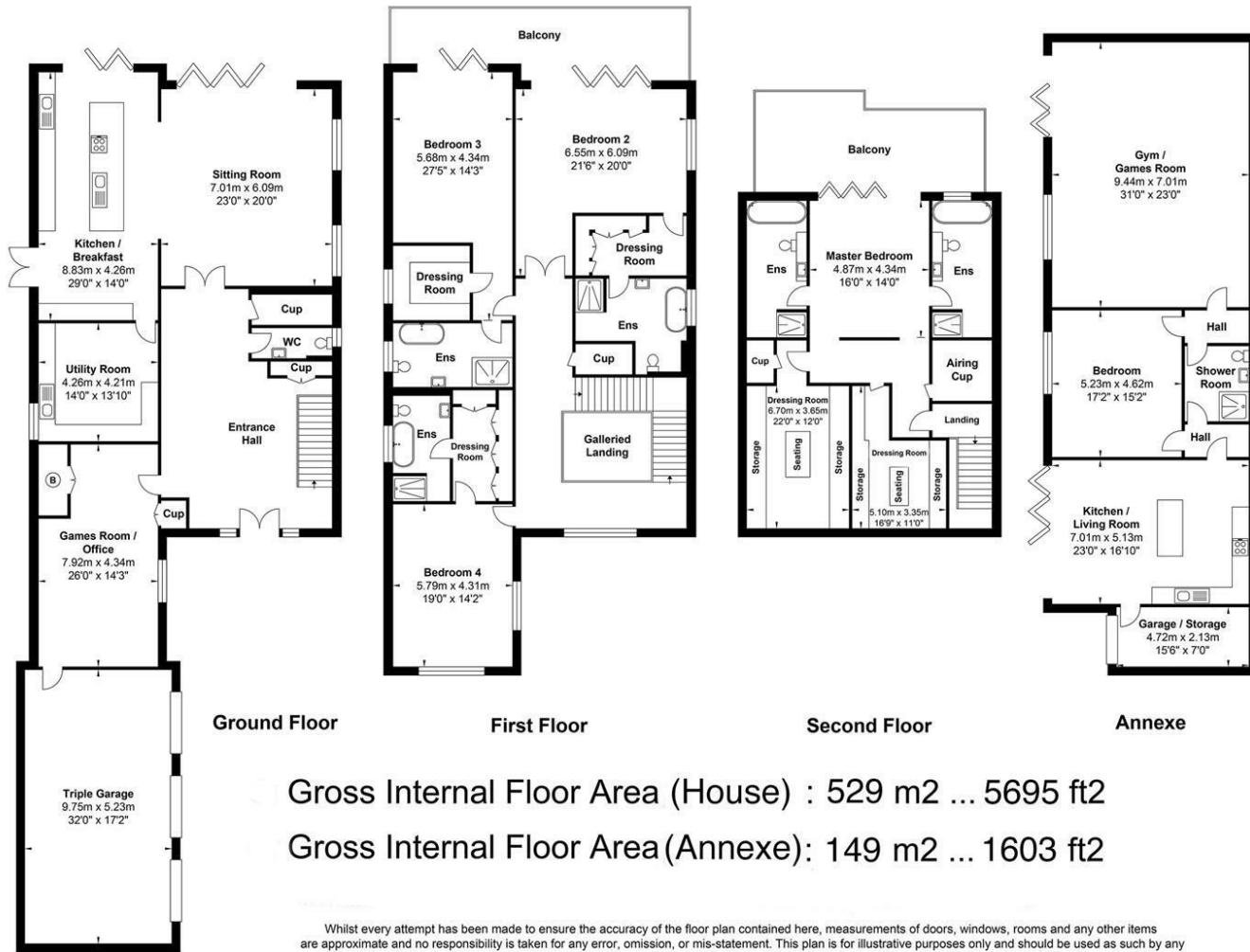
**ANNEXE SHOWER ROOM**  
8'10 x 7'9 (2.69m x 2.36m)

**GAMES ROOM/GYM**  
31 x 23 (9.45m x 7.01m)

**TRIPLE GARAGE**  
32 x 17'2 (9.75m x 5.23m)



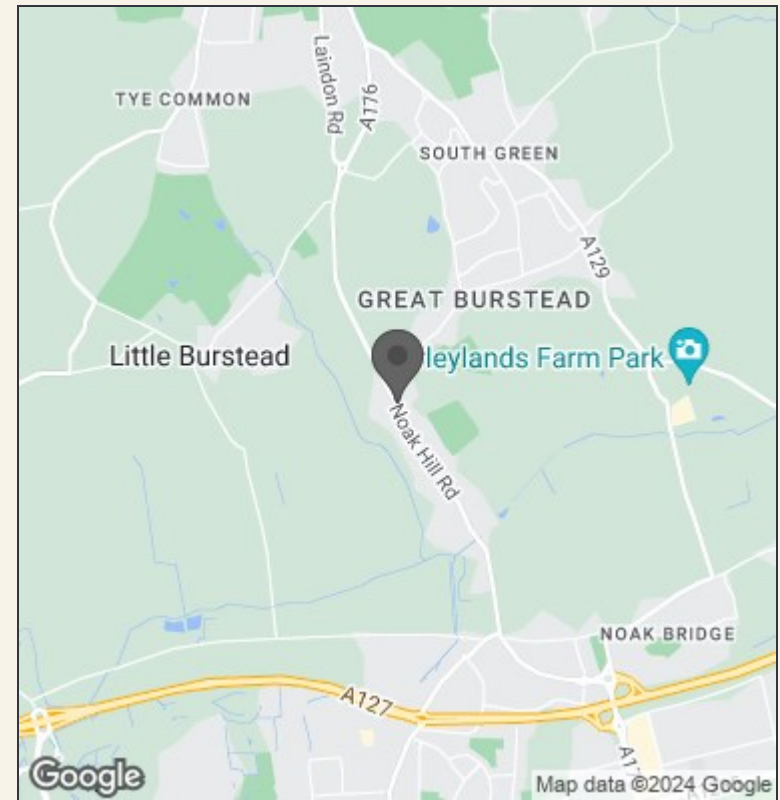




Gross Internal Floor Area (House) : 529 m2 ... 5695 ft2

Gross Internal Floor Area (Annexe): 149 m2 ... 1603 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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**VIEWING:** Strictly by prior arrangement with Ashton White Estate Agents.

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