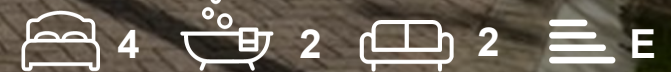




Oak Lodge, Rectory Road, Little Burstead, CM12 9TR

Guide Price £1,000,000 - £1,100,000



# Oak Lodge Rectory Road Little Burstead CM12 9TR

Guide Price £1,000,000 - £1,100,000 Located in a beautiful semi-rural position in the popular Little Burstead area of Billericay is this beautifully presented four bedroom detached house. This impressive home stands on a good size plot extending to almost 0.25 acres, including an In & Out driveway and a 170' rear garden containing a range of useful outbuildings. There is easy access onto the A127 (1.5 miles) and Billericay High Street (2.5 miles), Billericay train station (3 miles) and Laindon train station (3 miles).

You enter the property into a welcoming hallway with stairs leading up to the first floor. Double doors take you into the main living room with a feature fireplace and wood burner. Across the rear of the house is the open-plan kitchen/dining room which is fitted in a comprehensive range of modern white units and contrasting black granite worktops, with integrated oven, hob and fridge. There is a separate utility room with a door leading into the integral garage and garden, and a ground floor cloakroom. Up on the first floor is a landing with a feature exposed brick chimney breast. The main bedroom is located to the front which enjoys far reaching views across farmland and has the benefit of an ensuite shower room. There are three further bedrooms and a luxury fully tiled family bath/shower room with underfloor heating.

To the front of the house is a deep In & Out driveway leading to the integral garage. To the rear is the large garden, extending to around 170', commencing with a paved patio and outdoor entertaining areas containing 3 circular decks. To the side are a range of useful outbuildings (2 with power connected) including a workshop, office/gym and summerhouse, plus 2 further storage sheds. To the rear is an extensive lawn screened by mature shrub and hedges, and a further timber summerhouse/storage shed.





**ENTRANCE HALL**

**LIVING ROOM**

16'3 x 12 (4.95m x 3.66m)

**KITCHEN/DINING ROOM**

19'1 x 13'6 (5.82m x 4.11m)

**UTILITY ROOM**

**GROUND FLOOR**

**CLOAKROOM**

**BEDROOM ONE**

13'1 x 13 (3.99m x 3.96m)

**EN-SUITE SHOWER ROOM**

**BEDROOM TWO**

13'2 x 10'3 (4.01m x 3.12m)

**BEDROOM THREE**

10'2 x 8'7 (3.10m x 2.62m)

**BEDROOM FOUR**

9'2 x 7'8 (2.79m x 2.34m)

**BATHROOM**

**GARAGE**

16'1 x 7'10 (4.90m x 2.39m)

**WORKSHOP**

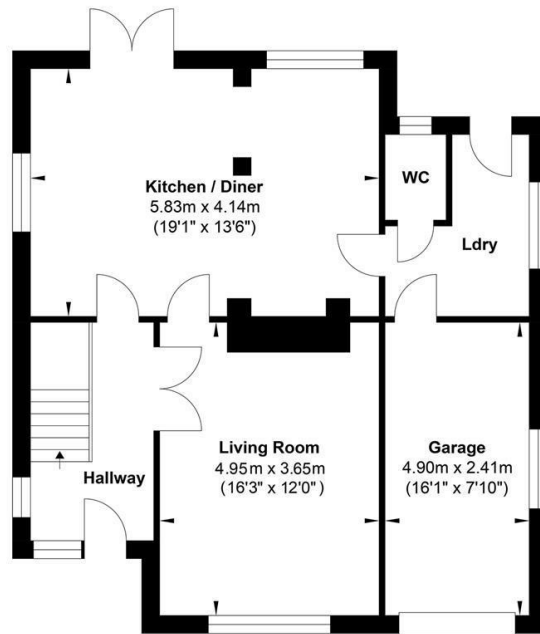
15'6 x 12'3 (4.72m x 3.73m)

**OFFICE/GYM**

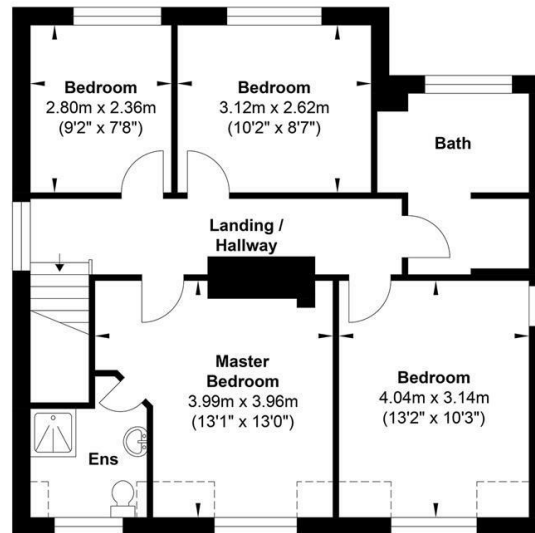
21 x 10'9 (6.40m x 3.28m)

**SUMMERHOUSE**

19'6 x 9'4 (5.94m x 2.84m)



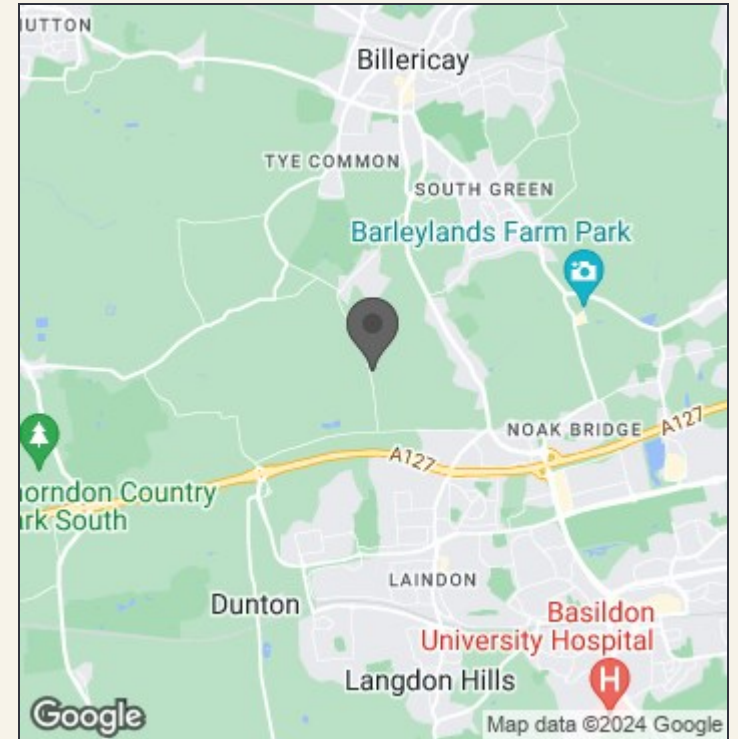
**Ground Floor**



**First Floor**

Gross Internal Floor Area : 122.75 m2 ... 1321.27 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>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>		<b>52</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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