



The Old Stables Clockhouse Road Little Burstead, Billericay CM12 9ST

Offers in excess of Offers In Excess Of £2,500,000

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# The Old Stables Clockhouse Road Little BursteadBillericay CM12 9ST

Nestled in the charming village of Little Burstead, Billericay, this stunning detached house offers a perfect blend of luxury and tranquillity. Boasting 3 reception rooms, 4 bedrooms, and 4 bathrooms, this property provides ample space for comfortable living.

As you arrive, you are greeted by a magnificent gated 470-foot long tree-lined driveway, setting the tone for the grandeur that awaits. The property sits on 4.1 acres of beautifully landscaped gardens and grounds, providing a picturesque backdrop for outdoor activities and relaxation. The formal gardens are enclosed by a beautiful walled boundary; beyond are areas of woodland and a secluded field which could have many uses including for those with equestrian interests (subject to being a permissible use).

Parking is a breeze with garaging space for 2 vehicles and ample driveway parking, ensuring convenience for you and your guests. Additionally, the range of quality outbuildings, including a large summerhouse/annexe; including a large veranda overlooking your own area of woodland, offers endless possibilities for hobbies, guests, or even a home office.

The location of this property is truly special, with a stunning edge-of-village semi-rural setting, that backs onto the 5th fairway of The Burstead golf Club. Imagine waking up to the serene views and peaceful surroundings every day. Inside, the living accommodation is both well-presented and versatile, allowing you to tailor the space to suit your lifestyle. Whether you're hosting a gathering in one of the spacious reception rooms or unwinding in the comfort of your bedroom suite, this property offers a perfect balance of elegance and functionality. Of note is the luxury kitchen/breakfast room and the perfectly proportioned sitting room.





**WELCOMING ENTRANCE HALL**  
16'3 x 11 (4.95m x 3.35m)

**GROUND FLOOR CLOAKROOM**

**SITTING ROOM**  
23'3 x 19'2 (7.09m x 5.84m)

**FAMILY ROOM**  
17'5 x 12 (5.31m x 3.66m)

**DINING ROOM**  
19'10 x 10'11 (6.05m x 3.33m)

**KITCHEN/BREAKFAST ROOM**  
20'4 x 11'10 (6.20m x 3.61m)

**UTILITY ROOM**  
15'6 x 6'9 (4.72m x 2.06m)

**MASTER BEDROOM SUITE WITH DRESSING AREA ANDS**  
17'8 x 15'10 max (5.38m x 4.83m max)

**BEDROOM TWO WITH EN-SUITE**  
15'9 x 13'9 (4.80m x 4.19m)

**BEDROOM THREE WITH EN-SUITE**  
16'4 x 14'6 (4.98m x 4.42m)

**BEDROOM FOUR WITH DRESSING ROOM AND EN-SUITE (GROU**  
17'5 x 12 (5.31m x 3.66m)

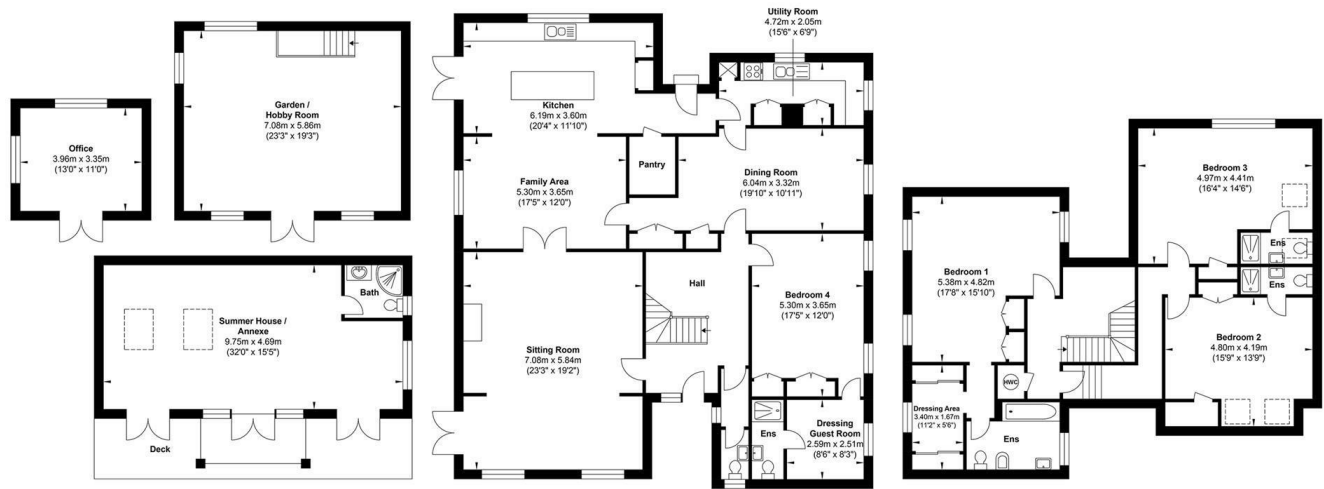
**SUMMERHOUSE/ANNEXE**  
32 x 15'5 (9.75m x 4.70m)

**GARDEN/HOBBY ROOM**  
23'3 x 19'3 (7.09m x 5.87m)

**DETACHED OFFICE BUILDING**  
13 x 11 (3.96m x 3.35m)

**DOUBLE GARAGE**





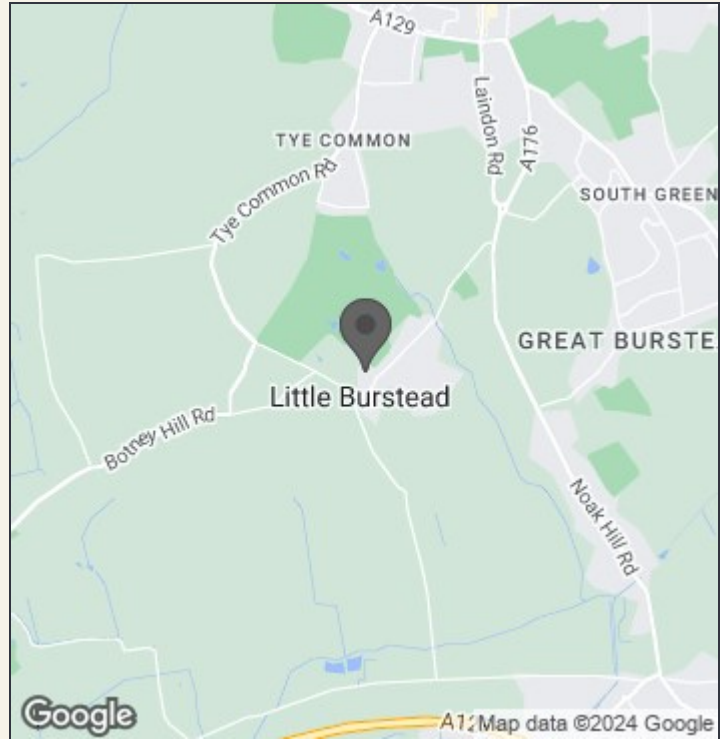
Summer / House

Ground Floor

First Floor

Gross Internal Floor Area : 381.49 m2 ... 4106 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>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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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**VIEWING:** Strictly by prior arrangement with Ashton White Estate Agents.

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