






The Oceans Potash Road, Billericay CM11 1HH

£1,875,000

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The Oceans Potash Road Billericay CM11 1HH

**** SALE AGREED BY ASHTON WHITE **** Situated in this highly favoured and rarely available premier location, a most attractive and exceptionally spacious six-bedroom family residence of circa 3940 sq. ft, set back from the road behind a walled entrance with electric gates and which benefits from a highly secluded south-westerly plot approaching a third of an acre.

The extensive accommodation comprises an impressive reception hallway with dark wood flooring provides access to an office and games room to the left of the house, whilst to the rear, a comfortable lounge with French doors and windows affords pleasant views of the garden.

The hub of the house comprises a stunning 28' x 23' L-shaped kitchen/breakfast room with adjoining formal dining room. Extensive array of bespoke fitted cabinets finished in white high gloss with complementing black granite working surfaces. Smooth ceilings with inset low voltage spots and contrasting black, slate affect flooring all continuing into a separate utility room with space for appliances and courtesy door to the garage.

From the first floor landing, there is access to all six bedrooms, five of which benefit from ensuite bath/shower rooms, fitted wardrobes, and the master bedroom also enhanced by a generous dressing room with fitted wardrobes along two walls.

Externally, the property boasts a road frontage of some 75 feet with high fencing, mature trees and shrubs providing high levels of privacy from the road. Electric security gates open via intercom system to a wide gravelled driveway for several cars and also to the integral garage with electronically operated up and over door. Single and double-width pedestrian side access.

The delightful rear garden extends to 100 feet in depth, bordered on all sides by tall mature evergreen shrubs and trees, retained by raised timber sleepers, screening the property from neighbouring houses.





IMPRESSIVE RECEPTION HALL

19'5 x 14'10 (5.92m x 4.52m)

OFFICE

12'0 x 9'10 (3.66m x 3.00m)

GAMES ROOM

21'6 x 16'10 (6.55m x 5.13m)

LOUNGE

23'10 x 14'6 (7.26m x 4.42m)

KITCHEN/BREAKFAST ROOM

28'9 x 23'2 (8.76m x 7.06m)

DINING ROOM

17'2 x 12'9 (5.23m x 3.89m)

UTILITY ROOM

14'8 x 8'9 (4.47m x 2.67m)

GARAGE

18'0 x 17'11 (5.49m x 5.46m)

MASTER BEDROOM

21'4 x 14'0 (6.50m x 4.27m)

DRESSING ROOM

9'6 x 8'0 (2.90m x 2.44m)

EN-SUITE BATHROOM

10'9 x 10'3 (3.28m x 3.12m)

BEDROOM TWO

18'8 x 10'10 (5.69m x 3.30m)

EN-SUITE SHOWER

10'9 x 5'1 (3.28m x 1.55m)

BEDROOM THREE

16'6 x 10'0 (5.03m x 3.05m)

EN-SUITE SHOWER

7'7 x 5'3 (2.31m x 1.60m)

BEDROOM FOUR

16'6 x 13'4 (5.03m x 4.06m)

EN-SUITE SHOWER

6'3 x 5'9 (1.91m x 1.75m)

BEDROOM FIVE

13'5 x 12'0 (4.09m x 3.66m)

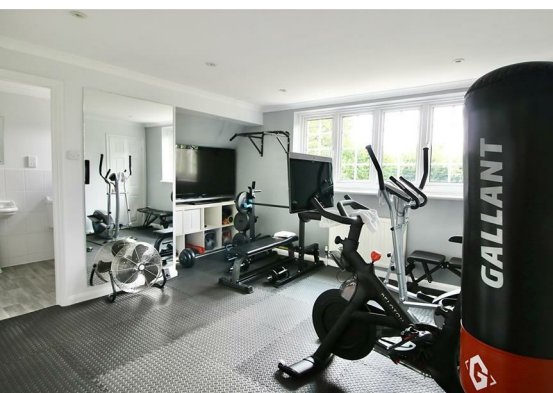
EN-SUITE SHOWER

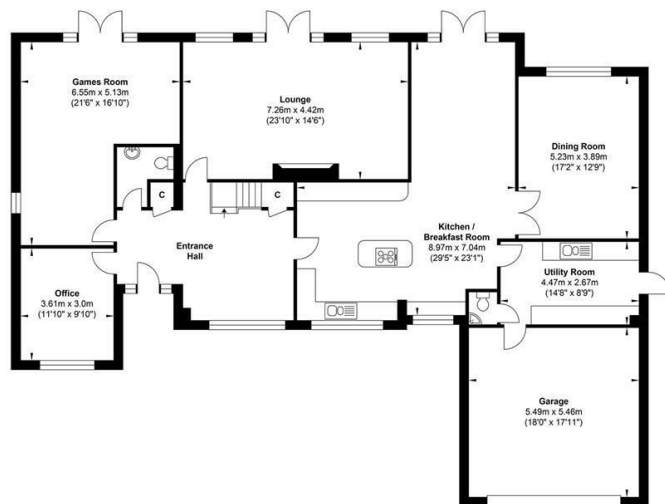
8'7 x 5'11 (2.62m x 1.80m)

BEDROOM SIX

13'1 x 8'0 (3.99m x 2.44m)

PLOT APPROX. 0.31 ACRE





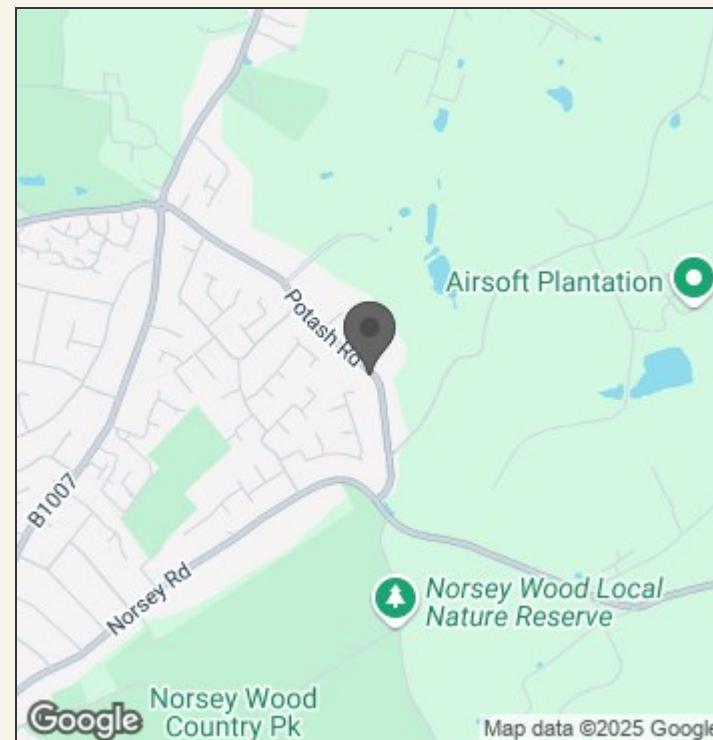
Ground Floor



First Floor

Gross Internal Floor Area : 366.0 m2 ... 3940.0 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) A		
(81-91) B		
(69-80) C	76	80
(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



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