



Oak Hill Barn  
Coxes Farm Road | Billericay | Essex | CM11 2UA

# KEY FEATURES

## Oak Hill Barn

Oak Hill Barn is a traditional, weatherboarded barn with origins dating back to 1744. Impeccably restored and sympathetically extended, this remarkable property now provides substantial and well-planned living accommodation offering a perfect blend of modern living and period charm.

Step inside Oak Hill Barn and you are immediately greeted with quality and outstanding craftsmanship. The reception/garden room serves as a gateway to both the kitchen and the North wing of the barn. Continuing through from the kitchen, you'll discover the vaulted, open-plan sitting room adorned with a striking dual-view log burner, serving as the heart of the home alongside a separate cozy snug. An elevated dining area offers picturesque views of the landscaped grounds through expansive bi-fold doors. Completing the ground floor on this side of the barn, are a utility room and a convenient downstairs WC. Ascend the oak staircase with a glass balustrade to the first floor, a galleried landing provides a tranquil space to unwind and access the principal bedroom suite and the guest bedroom suite. The remaining two bedrooms and a family bathroom reside in the North wing of the barn, accessible from the reception/garden room, ensuring a comfortable and cohesive layout, whilst presenting opportunity for a separate annex perfect for multigenerational living.

Step outside and the professionally landscaped gardens and grounds this beautiful home. Electrically operated gates welcome you onto a sweeping gravel driveway to the front of the barn and extending alongside the property to the cart lodge at the rear. The rear garden terrace has been designed to provide a seamless indoor/outdoor transition once the bi-fold doors of the garden room are opened. Enclosed by box and yew hedging is the raised central lawn, while a second sandstone patio area extends charmingly towards the tree-lined avenue. On the eastern side of the plot, discover a well-appointed vegetable plot with raised beds and watering system and a professional specification Victorian-style greenhouse. Providing covered parking for two vehicles, the double cart lodge stands as a functional addition. A practical workshop and plant room house the essential services for the house, along with loft access to a fully boarded space above. Additionally, a separate gym/office awaits to the North of the garden terrace, offering further versatility and convenience.

Oak Hill Barn enjoys a prime position just 2.4 miles from Billericay, a charming town renowned for its array of independent shops, restaurants, and local amenities. Residents benefit from excellent transport links, with fast and frequent trains departing from Billericay station, whisking commuters to London Liverpool Street in approximately 31 minutes. Additionally, Shenfield, featuring the recently opened Elizabeth line, is easily accessible, with trains reaching Liverpool Street in just 21 minutes. The A12 is conveniently situated within 6 miles, providing access to the M25 (J29) located 10.8 miles away, as well as the wider national motorway network. Families will appreciate the abundance of schooling options in the vicinity, with a diverse selection of both state and private schools including Mayflower and St Johns in Billericay, Brentwood School, and Chelmsford Grammar Schools.













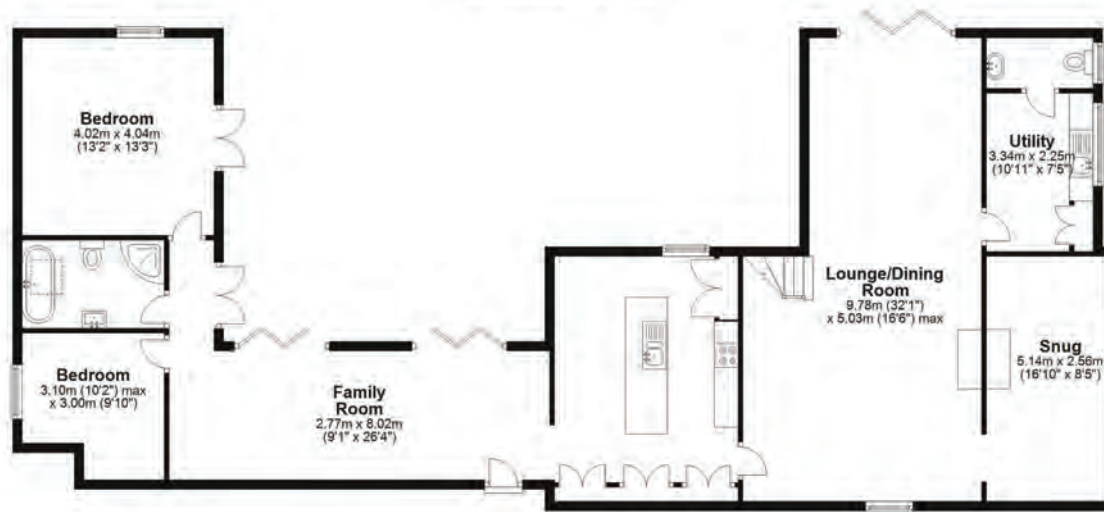




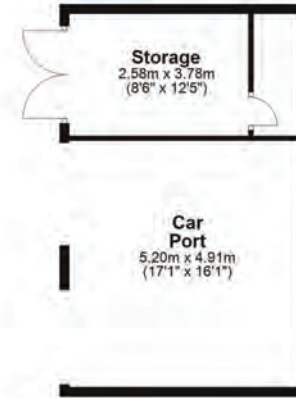




**Ground Floor**  
Approx. 142.6 sq. metres (1537.2 sq. feet)



**Outbuilding**  
Approx. 38.7 sq. metres (416.5 sq. feet)



**First Floor**  
Approx. 47.6 sq. metres (514.9 sq. feet)



**Outbuilding**  
Approx. 11.6 sq. metres (125.1 sq. feet)



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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