



Tranquil country living with urban convenience! Offered for sale for the first time in over 20 years, Bear Estate Agents are thrilled to exclusively offer this exceptional THREE/FOUR bedroom DETACHED house, sat on a 1/2 acre plot approx., nestled between Langdon Hills country park and Langdon Hills Nature Reserve.

- Incredible 1/2 Acre Plot Approx.
- Idyllic Location Between Langdon Hills Country Park & Nature Reserve
- Gated Entrance With Wealth Of Driveway Parking
- CAT5e Structured Cabling For Computer Networking To Each Room
- Private Road Located Within Highly Desirable Westley Heights Location
- Walking Distance To Rail Links Direct Into London
- Large Outbuilding With Annexe Potential
- Picturesque Location With Far Reaching & Uninterrupted Views
- Full Fibre Internet Connection Offering Speeds Currently Up To 1Gbit/s
- In Excess Of 2000 Sq Ft Living Accommodation

Homestead Drive

Langdon Hills

£1,175,000



Homestead Drive



Homestead Drive is a private road located in WESTLEY HEIGHTS, the most desirable part of SS16.

The property is built in a semi-rural location with far reaching views over Langdon Hills Nature Reserve, past Basildon, Wickford and beyond, however there are plenty of schools and shops locally as well as a reliable bus route.

The location is ideally suited to London workers with Laindon station just a 1 mile walk from the property. C2C is considered the UK's most reliable train service, with frequent train to the City of London in approximately 35 minutes.

In addition to the main house, the property also offers a substantial soundproof 'Annexe' building which is currently used as a music room, but would lend itself to being a games room, garden bar or children's playroom.

Entrance Hall

The layout begins with a large entrance hall which runs from front to back. This room hosts the stair and adjoins the kitchen, living room and lounge/diner. There are also windows at each end of this room, keeping it bright and airy throughout the day.

Living Room

14'1 x 20'11

The living room is a fantastic size and boast windows overlooking different parts of the surrounding garden. There are also bi-folding doors which lead out to the patio and look out onto fantastic views! There is also a feature fireplace with log-burner making the room snug and cosy during the winter months.

Kitchen

9'11 x 19'4

The kitchen is located at the front of the home with a large window overlooking the front garden and a side door which leads to the driveway. This room boasts an abundance of cupboard and surface space, as well as a feature 'breakfast bar'. The is an integrated dishwasher, oven and hob, and space for a large 'American' style fridge/freezer.

Lounge/Diner

17'6 x 11'7

Further to the living room, this lounge/diner is a fantastic space with room for sofas and a large dining table. This room has two windows either side of the fireplace and double 'French' doors onto the patio area.

Office

6'5 x 6'7

Adjoining the lounge/diner is a cosy office with ample room for a desk and office chair, kept bright by a window which overlooks the front.

Ground Floor WC

6'4 x 4'8

The ground floor WC is notably large and was once used as a shower room. This potential is still there but the room currently occupies a toilet and sink only.

Landing

Bedroom 1

13'4 x 11'5

Bedroom 1 is a great size with a window which overlooks the front garden, keeping the roomy feeling airy. There is an adjoining Dressing Room which measures 7'6 x 9'10 with built in cupboards and draw units. This leads through to an En-Suite which hosts a walk-in shower, toilet and sink.

Dressing Room

9'10 x 7'6

En-Suite

5'7 x 7'6

Bedroom 2

9'11 x 20'11

Bedroom 2 is also very large which two windows overlooking the rear garden with far-reaching views over the adjoining countryside and into the distance.

Bedroom 3

10'10 x 12'

Bedroom 3 is a double sized room with window overlooking the rear garden, also with far-reaching views over the adjoining countryside and into the distance.

Family Bathroom Suite

10'7 x 7'10

Annexe / Outbuilding

Worthy of special mention is the large outbuilding, previously a triple garage but now converted into three separate areas; this could be perfectly utilised as a home annexe should the new owner desire this.

The first area measures 10'4 x 12'6 and could be utilised as the kitchen area, already complete with high quality kitchen units with stone work surfaces, currently accommodating a washing machine and separate dryer this could comfortably be converted into a fully functioning kitchen.

There is an adjoining W/C off of the kitchen.

Through the kitchen would be the huge living space which measures a further 17'5 x 16'3, this would provide the perfect environment in which to both entertain and relax were the outbuilding used for living accommodation. The old garage door runs alongside this room, this would need to be removed and replaced with a window/s.

Completing the outbuilding is the final room which measures a further 16'3 x 8' and would make the perfect bedroom area which would complete the independent annexe.

Our floorplan currently illustrates the outbuilding set up as an annexe.

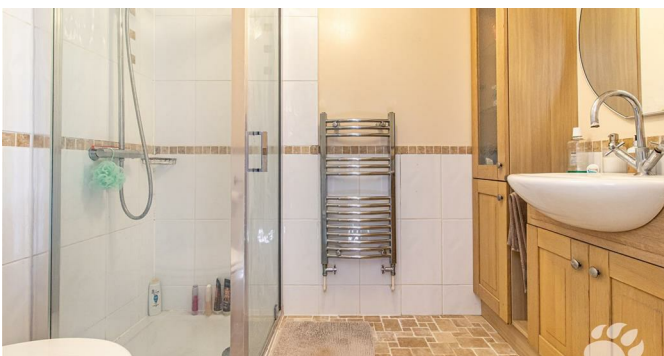
The outbuilding is currently used as an office and music room and therefore has been fully insulated and soundproofed.

This adds a huge amount of versatility to this home. If used as an annexe this would be perfectly suited to a larger family with either elder relatives, or older children striving for their own independence.

If not used as an annexe this could be utilised in many other ways: Given the large space on offer, this would also be perfectly suited for people running their business from home, to be used as a home gym/leisure area, a large children's playroom, or even a private bar and party room. Given its size, the options are endless. It could also easily be returned to a garage for those with heritage vehicles.

Other Benefits

Each room in the house has CAT5e structured cabling for computer networking and the property enjoys a full fibre Internet connection offering speeds currently up to 1Gbit/s.



Floor Plan



Area Map



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

