



## Kirkham Road, Horndon-on-the-Hill

Guide Price £1,000,000



- A well presented six bedroom family home with large garden, outbuildings and wine cellar
- Close to the historic and picturesque village of Horndon-On-The-Hill
- Located in a quiet cul-de-sac but with good travel links
- 100ft frontage with carriage driveway and ample parking
- Extraordinary sun-downer roof terrace with views over the Countryside to the City of London
- Multiple outbuildings including double garage, timber shed with under floor heating and spiral cellar, grassroof office and a converted stable with lounge/kitchen, WC, large storeroom and roof terrace
- The house provides spacious and versatile accommodation with lounge, kitchen/breakfast room, large conservatory, utility room and dining room
- Four ground floor bedrooms, en-suite and ground floor family bathroom, Two first floor bedrooms with shower room
- Ample storage cupboards and loft space
- \*\*\*\*\* No onward chain \*\*\*\*\*





**\*GUIDE PRICE - £1,000,000 - £1,300,000\***

**Positioned in a quiet no-through private road, yet within easy reach of Lakeside and Bluewater shopping centers, A13, A127, M25 and direct rail access to London from Laindon or Stanford Le Hope. This six bedroom family home sits on approximately one acre of mature garden. The historic village of Horndon-On-The-Hill is just over a mile away. Last sold 32 years ago, Longacre is set back from the road, approached by a sweeping carriage driveway, which has space for multiple vehicles.**

**The solid Oak front door opens into the entrance hall and corridor with wood block flooring. The living room with wood-burner has Bi-fold doors which can open fully into the conservatory fitted with under heating and an air-conditioning unit. Further Bi-fold doors plus patio doors allow full opening to the rear patio seating area.**

**The kitchen, utility with external access door, dining room, cloakroom, WC, family bathroom, three double bedrooms, en-suite and further study/single bedroom are all accessed from the main corridor.**

**The central hall with Oak spiral staircase leads to two further double bedrooms, modern shower room, various storage areas plus airing cupboard.**

**Externally there is a double garage, timber shed with under floor heating and spiral wine cellar. Two further outbuildings, a small Wildlife pond and converted stable with living space/kitchenette, WC, storage/garage area. Roof terrace gives Panoramic views to the City of London.**

Entrance hall.

Ground floor cloakroom/WC.

Lounge 23'1 x 12'10 dual aspect double glazed windows. Feature fireplace with wood burner to remain. Bi-fold doors open into conservatory.

Conservatory 23'7 x 13'5 fan light double glazed windows. Bi-fold doors to garden. Under floor heating fitted. Hot and cold air conditioning unit fitted.

Kitchen 16'0 x 10'9 Range of wall and base mounted units with matching storage drawers. Complimentary work surfaces housing sink drainer. Neff oven, Bosch hob and extractor hood to remain.

Door opens into conservatory. Two double glazed windows.

Utility Room 9'3 x 7'9 max. Space for other appliances. Double glazed window. External door to garden.

Dining Room 12'0 x 11'9 double glazed window to front.

Bedroom 16'11 x 12'5 double glazed window front.

En-suite bathroom comprising, white panel bath, wash hand basin and low level WC. Part tiling to walls. Heated towel rail. LED vanity mirror to remain.

Bedroom 10'0 x 9'6 double glazed window to front.

Four piece bathroom comprises, panel bath, wash hand basin, bidet and low level WC. LED vanity mirror to remain. Heated towel rail.

Bedroom 15'6 x 9'7 dual aspect double glazed windows

Study 11'11 x 8'0 double glazed window.

Central hall has spiral staircase plus storage cupboard leading to first floor.

First floor landing is home to two further bedrooms, three piece shower room, storage cupboard plus airing cupboard.

Bedroom 15'2 x 14'9 double glazed window. Velux double glazed windows. Eaves storage cupboard. Storage cupboard.

Bedroom 14'8 max x 9'8 double glazed window. Velux double glazed windows. Eaves storage cupboard.

Shower room comprises larger than average shower, wash hand basin and low level WC. heated towel rail. LED vanity mirror.

Established rear garden commences with patio seating area. Remaining garden is lawned with well stocked flower bed bordering and feature Well. Roof terrace offers stunning views of London and Essex Countryside.

Storage shed 9'5 x 8'5.

Games Room power and light connected 9'4 x 9'1

Summerhouse/Potential Annex 13'6 x 13'1 with lounge/kitchen and separate WC.

Double garage with twin electric doors 20'5 x 19'0

Carriage driveway to front.

Council Tax Band: F

Local Authority: Thurrock

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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# Local Life

Kirkham Road is a tranquil cul-de-sac off Lower Dunton Road. Surrounded largely by Countryside. It is close to Essex Wildlife Trust reserve and Langdon Hills Country Park. Many other woodlands and open spaces for Country walks nearby. Easy access to Langdon Hills Golf Club and the historic and friendly village of Horndon-On-The-Hill is just over a mile away. Horndon-On-The-Hill boasts a village shop/post office, sought after primary school and an excellent butcher. Art gallery, two lovely pubs and the award winning gastro pub "The Bell Inn" or alternatively enjoy a nice Sunday evening listening to live Folk music and excellent food at "The Swan". The village hall provides space for many community activities or visit the ancient Church. In June the village is transformed for a weekend as the annual Feast and Fayre takes place or join in with the annual Horndon 10K run

Rail: Laindon Station (3.2 miles) Stanford Le Hope (3.1 miles) direct links to London Fenchurch Street and Southend-On-Sea.

Road Links: A13 (2.2 miles) A127 (3.3 miles), M25 (7.6 miles North bound or 9 miles Southwards)

Europe: The Channel Tunnel terminal and Dover are approximately 70 miles. Harwich Ferry terminal (62 miles)

All London Airports within easy reach.

Shopping: Basildon Town Centre (4miles), Stanford Le Hope (3 miles) Corringham (4 miles). Lakeside ( 9.5miles) and Bluewater (18 miles)





