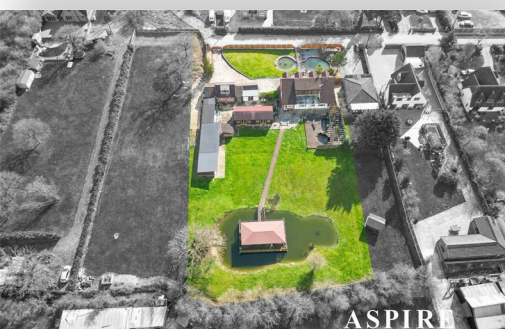


*To arrange a viewing contact us  
today on 01268 777400*



## Elm Road, Basildon Guide price £850,000

Situated in the picturesque village of Bowers Gifford, Essex, stands an expansive detached house that epitomises grandeur and spacious living. Set on an sprawling approximate One acre of land, this residence offers an impressive blend of luxury and tranquillity. The property boasts numerous outbuildings, adding both charm and practicality to the estate. These additional structures not only enhance the functionality of the property but also contribute to its overall allure. Surrounded by lush greenery and manicured landscapes, the house provides a retreat-like ambiance, creating an oasis of serenity in the heart of Essex. With its vast expanse and versatile outbuildings, this property in Bowers Gifford promises an idyllic lifestyle, merging rural charm with modern comfort. Guide Price £850,000 to £900,000.

## AN APPROXIMATE ONE ACRE PLOT

### MAIN HOUSE

LOUNGE - 24'8" X 23'4" ( 7.52M X 7.10M )  
DINING AREA - 24'6" X 11'5" ( 7.52M X 3.50M )  
KITCHEN AREA - 11'10" X 11'2" ( 3.6M X 3.4M )  
RECEPTION ROOM - 23'11" X 12'1" ( 7.30M X 3.69M )  
GROUND FLOOR BEDROOM TWO - 13'9" X 9'10" ( 4.2M X 3.0M )  
GROUND FLOOR BEDROOM THREE - 11'11" X 9'10" ( 3.62M X 3.0M )  
GROUND FLOOR BATHROOM  
LANDING  
MASTER BEDROOM - 24'11" X 22'0" ( 7.5M X 6.7M )  
BALCONY - 22'10" X 7'10" ( 6.9M X 2.4M )  
DRESSING ROOM - 12'6" X 10'0" ( 3.8M X 3.0M )  
EN SUITE BATHROOM  
BEDROOM FOUR - 20'0" X 8'6" ( 6.1M X 2.6M )

### LOG CABIN

KITCHEN/DINING/LOUNGE - 20'8" X 15'4" ( 6.3M X 4.6M )  
BEDROOM - 15'4" X 15'4" ( 4.6M X 4.6M )

### ANNEX

KITCHEN/LIVING/BED AREA - 17'9" X 15'9" ( 5.4M X 4.6M )  
BATHROOM

### ANNEX TWO/DOUBLE GARAGE

GROUND FLOOR KITCHEN/LOUNGE - 19'7" X 17'9" ( 5.9M X 5.4M )  
W/C  
FIRST FLOOR BED AREA - 19'7" X 11'6" ( 5.9M X 3.6M )

### THREE BARNs

54'3" X 14'1" ( 16.5M X 4.3M )  
36'1" X 9'6" ( 11.0M X 2.9M )  
9'10" X 9'5" ( 3.0M X 2.9M )

### PUMP HOUSE

13'1" X 9'10" ( 4.0M X 3.0m )

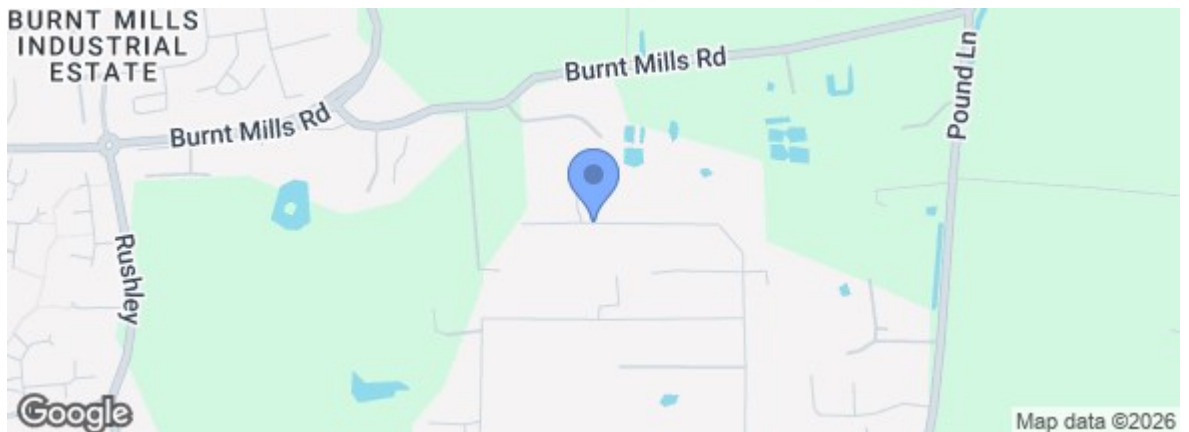
### STORE

9'10" X 9'4" ( 3.0M X 2.8M )

### OPPORTUNITY FOR DEVELOPMENT STPP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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