

ASHTON  WHITE  
*Leading the way home*

Ashbrook Dunton Road, Laindon SS15 4BU

Offers In Excess Of £975,000

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# Ashbrook Dunton Road Laindon SS15 4BU Offers In Excess Of £975,000

**\*\*SALE AGREED BY ASHTON WHITE!!\*\*** A superbly appointed FIVE BEDROOM detached residence, combining contemporary design with outstanding craftsmanship, set on a GENEROUS PLOT and all within minutes drive of Billericay town centre and station. Finished to an exacting standard throughout, it presents an ideal opportunity for those seeking a refined, long-term family home.

Upon entering, a welcoming reception hall introduces a beautifully balanced interior, where space and light have been carefully considered. A series of elegant reception rooms includes a stylish principal lounge, a formal dining room, and a versatile study—equally suited as a fifth bedroom—offering flexibility to accommodate modern family living.

At the heart of the home lies a thoughtfully designed kitchen, centred around a striking island that naturally becomes a focal point for both everyday living and entertaining. Finished with high-quality fittings, it is complemented by a separate utility room and a well-appointed cloakroom, ensuring practicality is seamlessly integrated into the design.

The first floor provides four generously proportioned double bedrooms arranged around a bright and airy landing with far reaching countryside views to the front. The principal suite offers a sense of indulgence, complete with a bespoke dressing room and an elegant four-piece en-suite. A further bedroom benefits from its own en-suite, while a beautifully finished family bathroom serves the remaining accommodation.

Externally, the property is equally compelling. A substantial frontage provides ample off-street parking, recently built detached garage, while gated side access leads to a private, unoverlooked south-facing rear garden. Designed for both relaxation and entertaining, it features a generous lawn, a charming summerhouse, and a dedicated seating area—perfect for hosting throughout the seasons.





IMPRESSIVE ENTRANCE HALL  
17'6 x 10'5 (5.33m x 3.18m)

LOUNGE  
16'9 x 11'4 (5.11m x 3.45m)

STUDY/BEDROOM FIVE  
16'8 x 8'4 (5.08m x 2.54m)

GROUND FLOOR W/C

UTILITY ROOM  
10'5 x 10'3 (3.18m x 3.12m)

KITCHEN/BREAKFAST ROOM  
17'5 x 13'0 (5.31m x 3.96m)

FAMILY ROOM  
15'6 x 13'0 (4.72m x 3.96m)

PRINCIPAL BEDROOM  
17'6 x 13'0 (5.33m x 3.96m)

DRESSING AREA  
5'8 x 4'0 (1.73m x 1.22m)

EN-SUITE BATHROOM

BEDROOM TWO  
15'6 x 13'0 (4.72m x 3.96m)

BEDROOM THREE  
11'9 x 9'5 (3.58m x 2.87m)

EN-SUITE SHOWER

BEDROOM FOUR  
13'6 x 9'4 (4.11m x 2.84m)

LUXURY FAMILY BATHROOM

SOUTH FACING 120' REAR GARDEN

LARGE DETACHED GARAGE



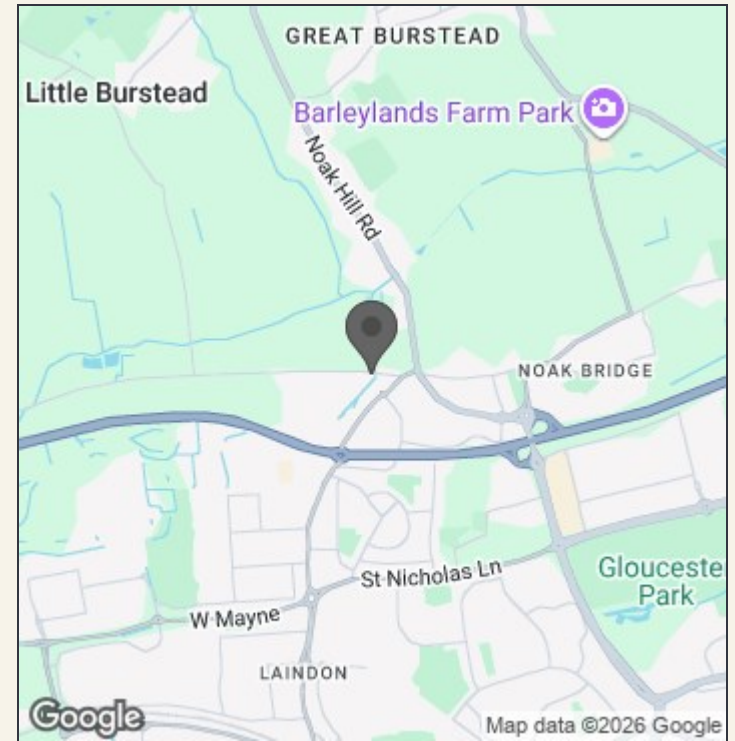
Garage

Ground Floor

First Floor

Gross Internal Floor Area : 224.68 m2 ... 2418.43 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		74	81
(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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**VIEWING:** Strictly by prior arrangement with Ashton White Estate Agents.

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