

ASHTON  WHITE  
*Leading the way home*



Wheatsheaf Cottages Laindon Common Road Little Burstead,  
Billericay CM12 9TD

Offers In Excess Of £450,000



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Little BursteadBillericay  
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£450,000  
\*\*GUIDE PRICE £450,000-£475,000\*\*  
LOVELY VILLAGE LOCATION!\*\*  
Situating in the highly PICTURESQUE  
SETTING of Little Burstead, just a few  
minutes' drive south of Billericay town  
centre, and backing Burstead Golf Club  
"Wheatsheaf Cottages" are a group of  
four white weatherboard 18th Century  
homes beautifully renovated in  
2021/2022 to an exceptional standard  
throughout.

This unique end-of-terrace cottage  
features well-presented accommodation  
which comprises an open plan living room  
with a dining area, ground floor WC and a  
stylish kitchen with shaker style units  
finished with granite worktops, butler  
sink, integrated appliances, and stable  
door that leads to the landscaped  
courtyard style garden.

On the first floor, there is a long landing  
with loft access and doors leading to two  
double bedrooms and a modern white  
bathroom suite. Further benefits of this  
particular property include an attractive,  
private courtyard designed garden to the  
side of the cottage, large parking area via  
double timber gates with space for two  
cars. (further visitor parking to the rear).

Billericay town centre and mainline train  
station with links via Greater Anglia to  
London Liverpool Street are within 2  
miles, and the popular Dukes Head gastro  
pub is just a short distance up the road.





KITCHEN/SITTING/DINING ROOM

34'0 x 11'0<6'6 (10.36m x 3.35m<1.98m)

GROUND FLOOR CLOAKROOM

5'0 x 2'7 (1.52m x 0.79m)

BEDROOM ONE

16'2 x 8'0 max (4.93m x 2.44m max)

BEDROOM TWO

11'3 x 7'6 (3.43m x 2.29m)

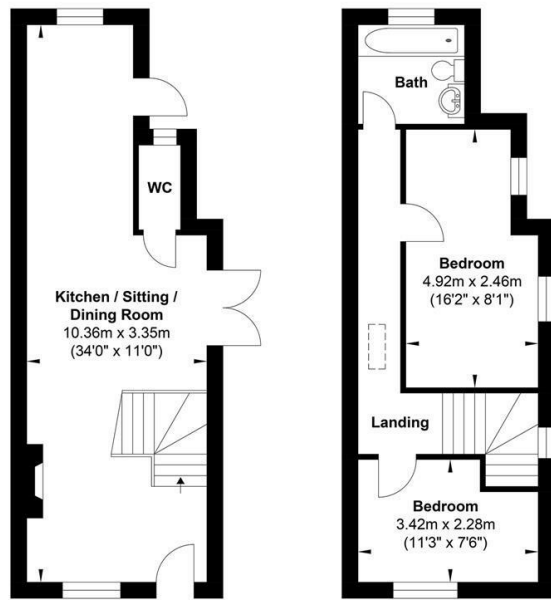
BATHROOM

6'6 x 6'2 (1.98m x 1.88m)

PRIVATE GARDEN

TWO PARKING SPACES





**Ground Floor**

**First Floor**

**Gross Internal Floor Area : 61.86 m2 ... 665.85 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) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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**VIEWING:** Strictly by prior arrangement with Ashton White Estate Agents.

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