



The Barn, Church Street, Billericay

The Barn, Church Street, Billericay

GUIDE PRICE

£1,750,000-£2,000,000

Stunning Barn Conversion with Indoor Pool & Countryside Views. An exceptional, energy-efficient barn conversion set in a private, gated development, offering approximately 5,395 sq ft of beautifully refurbished accommodation. Enjoying far-reaching countryside views, this unlisted home blends period charm with contemporary living.

The property features five bedrooms, multiple reception rooms, a high-spec kitchen/breakfast room, and a spectacular vaulted sitting room.

A standout feature is the indoor heated swimming pool with adjoining changing facilities, alongside a cinema room and versatile games room/home office.



Set within approx. 0.7 acres (stls), the south- and west-facing gardens provide excellent entertaining space, with terraces, hot tub area, and open farmland views. A large driveway and double garage offer ample parking. Located in a quiet no-through road near Billericay, with excellent rail links to London Liverpool Street (approx. 31 minutes), and easy access to major road networks. EPC B

Pool Room 31' 4" x 19' 1" (9.55m x 5.81m)

Study 10' 10" x 10' 11" (3.306m x 3.34m)

Bootroom/Bedroom 7' 7" x 13' 7" (2.31m x 4.14m)

Cinema Room 19' 2" x 12' 4" (5.85m x 3.77m)

Kitchen 23' 6" x 19' 1" (7.17m x 5.81m)

Lounge/Dining Area 19' 3" x 16' 4" (5.86m x 4.99m)

Living room 28' 8" x 19' 1" (8.74m x 5.81m)

Bedroom 1 12' 10" x 14' 7" (3.9m x 4.45m)

Bedroom 2 9' 10" x 12' 4" (3m x 3.77m)

Bedroom 3 9' 0" x 10' 9" (2.75m x 3.27m)

Principal Medroom 24' 6" x 19' 1" (7.48m x 5.81m)

Bathroom/En-Suite/Dressing Area

Bedroom Suite 24' 2" x 12' 10" (7.36m x 3.91m)

Double Garage 23' 2" x 17' 5" (7.07m x 5.32m)

Garden Room 22' 4" x 11' 5" (6.80m x 3.48m)













**148 Hutton Road
Shenfield
Essex CM15 8NL
01277 225191**

admin@wnproperties.co.uk
wnproperties.co.uk



Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, services/utilities, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.