

# ParaBar Estates



## Southlands Road, Billericay

Offers Over £1,000,000

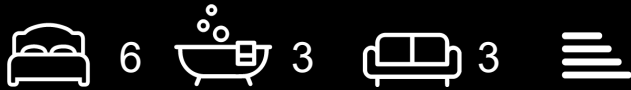
- SITUATED ON A PRIVATE ROAD, SEMI RURAL , ON THE OUTSKIRTS OF BILLERICAY
- STUNNING MATURE PLOT OVER 0.85 ACRES (STMS ) WITH VIEWS ACROSS FARMLAND
- TWO DOWNSTAIRS SHOWER ROOMS AND TWO ENSUITES
- NO ONWARD CHAIN
- IDEAL FOR MULTIGENERATIONAL LIVING
- THREE BEDROOM DETACHED BUNGALOW ANNEXE
- MULTIPLE GENERAL USE OUTBUILDING (GYM , WORKSHOP,LAWNMOWER, STORAGE )
- THREE BEDROOM DETACHED MAIN RESIDENCE
- LARGE 'IN'N'OUT' BLOCK PAVED DRIVE LEADING TO CAR PORT AND DOUBLE GARAGE
- SOUTH FACING GARDEN WITH ATTRACTIVE OUTSIDE SEATING AREAS

106 High Street, Billericay, Essex, CM12 9BY  
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# Southlands Road, Billericay

With TWO SELF CONTAINED RESIDENCES under ONE TITLE, this Rare and characterful DETACHED HOUSE and ADJACENT ANNEXE has been thoughtfully designed for versatile family living. The residence could happily accommodate either two families or a large family and relatives depending on preference. The main property boasts two generous receptions, ideal for both relaxing and formal gatherings, as well as three bedrooms (two of which are Ensuite) as well as a further main family Showerroom. The whole home delivers independence and comfort for extended family or visitors. The Barn Style double garage provides secure parking and additional storage, and the impressive block paved IN'n'OUT driveway ensures ample off-road parking for multiple vehicles. The mature grounds boasting a multitude of flora, fauna and wildlife extend to around 0.85 acres (stms) with farmland views to the front and rear. If that was not enough, there are even an array of converted outbuildings ideal for business usage (subject to consent). Every detail of this residence is designed to create a welcoming, adaptable environment, perfect for growing families or those seeking a home with room to evolve. The location of the property is second to none being ideally positioned in a peaceful, picturesque and un-spoilt semi-rural area on the outskirts of Billericay but within close proximity of Billericay, Basildon, Wickford and within easy access of the A127 and M25. Adjoining the main residence is the three bedroom annexe, featuring an open plan hallway and reception room leading to three bedrooms, a shower room, and kitchen with doors onto the garden and courtyard. The main residence offers extensive accommodation on the ground floor with its own entrance hall, two reception rooms Bedroom, family showerroom and large country style Kitchen. On the first floor two double Bedrooms with en-suites are sited with unenviable views across the countryside. Between the main house (Eastcote) and the annexe (The Annexe at Eas



Council Tax Band:



**MAIN HOUSE**

**ENTRANCE HALL**

**OFFICE / BEDROOM THREE**

11 x 9'8

**LOUNGE**

18 x 14'2

**DINING ROOM**

16'8 x 14

**KITCHEN**

14'4 x 10'8

**DOWNSTAIRS SHOWER ROOM**

9'10 x 5'10

**FIRST FLOOR**

**BEDROOM ONE**

20'4 x 11'8

**ENSUITE**

7'2 x 5'6

**BEDROOM TWO**

15'1 x 11

**ENSUITE**

8 x 5

**CAR PORT**

**EXTERIOR**

**BARN STYLE DOUBLE GARAGE**

45 x 31

**LARGE STORE**

35 x 10'8

**GYM**

20 x 11

**LAWN MOWER STORE**

18 x 11

**STORE / SHED**

53 x 11

**BARN STYLE SHED**

45 x 31

**LAST SHED**

38 x 15

**WORKSHOP**

38 x 15

**ANNEX**

**ANNEX LOUNGE**

16'3 x 15'2

**ANNEX KITCHEN**

12'10 x 6'5

**ANNEX DINING AREA**

18 x 10'4

**ANNEX BEDROOM ONE**

12'8 x 12'3

**ANNEX BEDROOM TWO**

15'6 x 7

**ANNEX BEDROOM THREE**

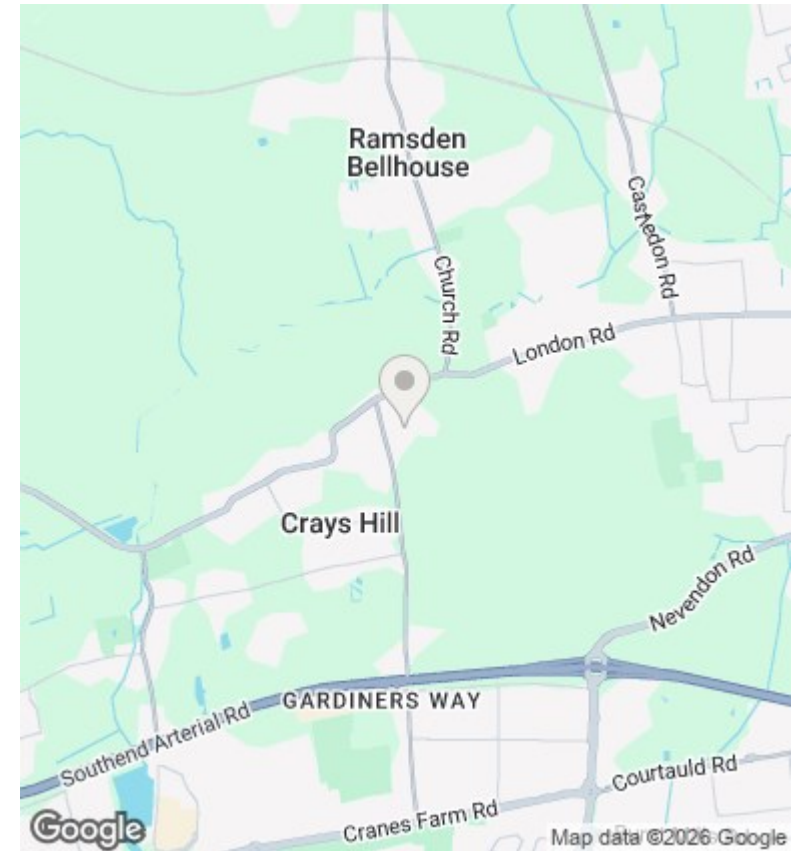
7 x 5'10

**ANNEX SHOWER ROOM**





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### Directions

106 High Street, Billericay, Essex, CM12 9BY  
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### Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

### Council Tax Band

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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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