ASHTON WHITE
Leading the way home

105 Kennel Lane, Billericay CM11 2ST

Offers In Excess Of £900,000

5 2 2 D

105 Kennel Lane
Billericay CM11 2ST
Offers In Excess Of £900,000

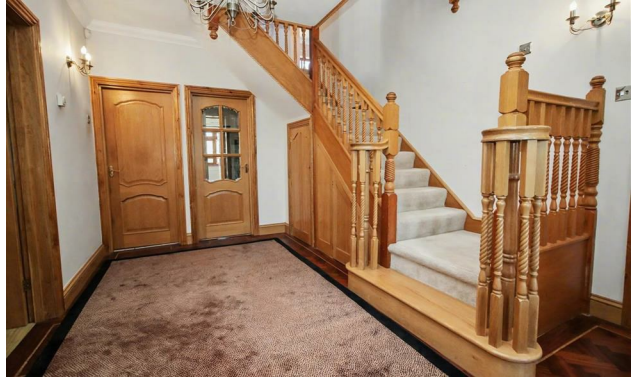
GUIDE PRICE RANGE £900,000-£950,000.
Discreetly positioned behind imposing brick walls and secure gates, this distinguished 1950s residence presents a rare opportunity to acquire a home of substance, privacy, and enduring character within one of Billericay's most established settings.

Occupying a generous plot, the property enjoys an enviable outlook across open farmland, an increasingly rare luxury that provides pleasing green views and a lasting sense of space and tranquillity.

From the moment you arrive, the home conveys quiet elegance. A centrally positioned entrance, framed by classic 1950s detailing, opens into an impressive reception hall where original parquet flooring and a finely crafted staircase set a tone of timeless sophistication.

The ground floor has been thoughtfully arranged to feature a study which offers an ideal work-from-home environment, while the principal lounge—complete with open fireplace and rich parquet flooring—provides a warm yet elegant setting for relaxation. Folding doors reveal an expansive secondary reception, creating a seamless flow of space for larger-scale entertaining.
At the heart of the home lies an extensive kitchen spanning approximately 36 feet, offering exceptional proportions for dining, entertaining, and future bespoke redesign. A side lobby leads to a well-appointed utility area, additional storage, and access to the attached garage.

The first floor continues the sense of scale and light, with five generously sized double bedrooms arranged around a wide, light-filled landing. The principal bathroom is notably spacious, featuring a four-piece suite, and is complemented by two further contemporary shower rooms.
The rear garden is a truly outstanding feature. Extending to approximately 200 feet, it offers a private and beautifully established setting, framed by mature trees and landscaped borders. The expansive lawn provides a great backdrop for outdoor living, with former vegetable plot at the far end.



IMPRESSIVE HALLWAY
14'11 x 10'11 (4.55m x 3.33m)

LIVING ROOM
21'7 x 11'9 (6.58m x 3.58m)

PLAY/SITTING ROOM
23'0 x 10'9 (7.01m x 3.28m)

STUDY
7'7 x 6'0 (2.31m x 1.83m)

SPACIOUS KITCHEN/DINER
36'7 x 8'10 (11.15m x 2.69m)

UTILITY ROOM
13'6 x 8'9 (4.11m x 2.67m)

GARAGE
16'11 x 7'11 (5.16m x 2.41m)

MAIN BEDROOM
15'0 x 11'8 (4.57m x 3.56m)

BEDROOM TWO
12'2 x 10'9 (3.71m x 3.28m)

BEDROOM THREE
10'9 x 10'4 (3.28m x 3.15m)

BEDROOM FOUR
10'9 x 8'7 (3.28m x 2.62m)

BEDROOM FIVE
10'6 x 9'8 (3.20m x 2.95m)

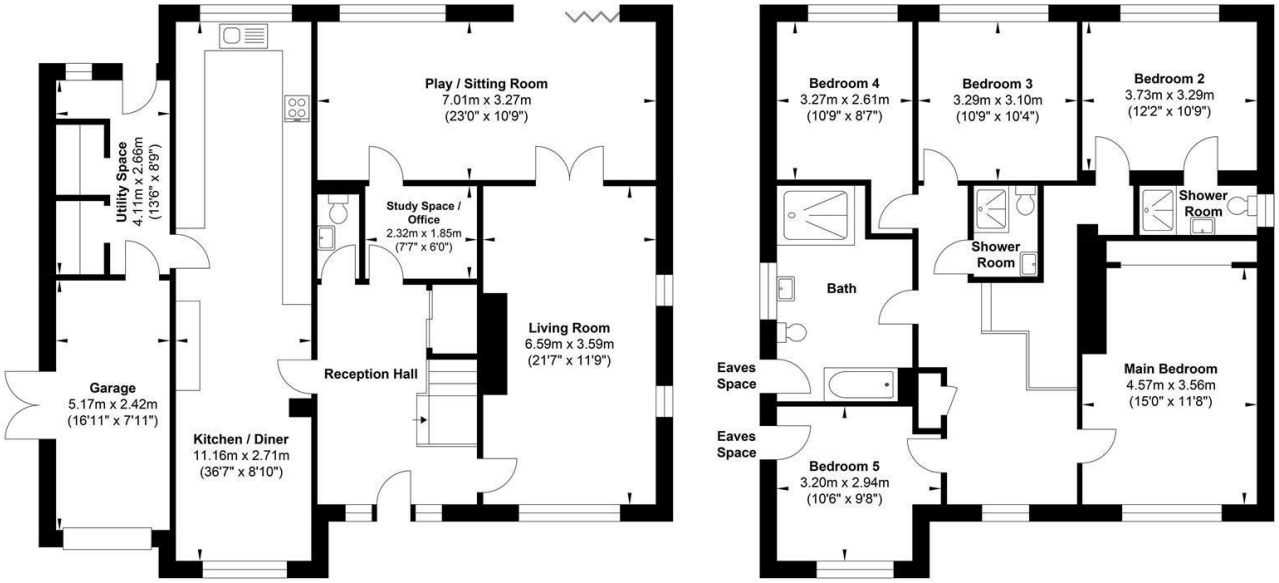
BESPOKE FAMILY BATHROOM

SECURE GATED ENTRANCE

AMPLE PARKING

SUPERB REAR GARDEN IN EXCESS 200' LONG

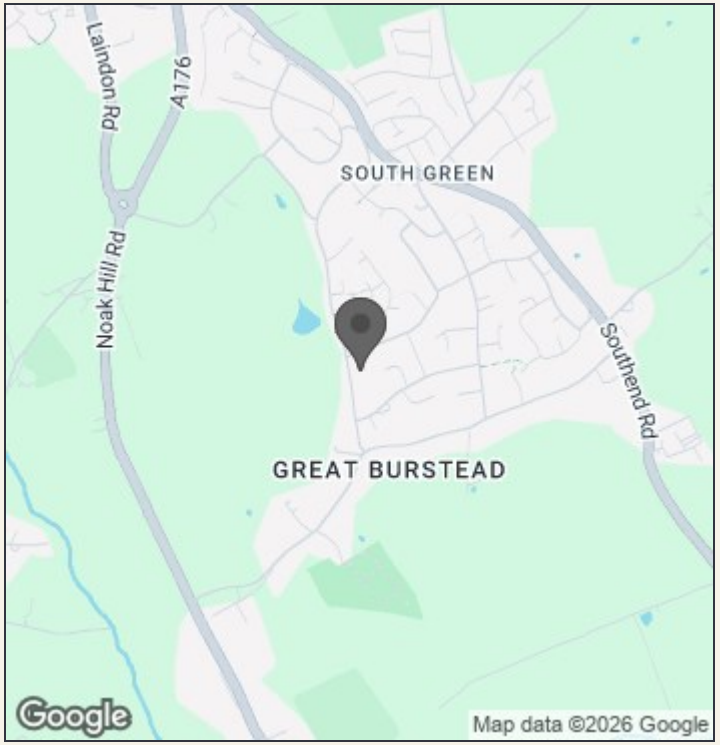
OPEN VIEWS TO FRONT

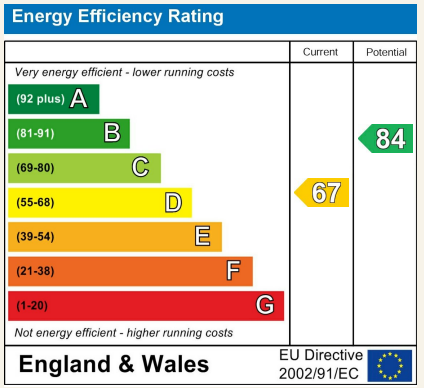


Ground Floor **First Floor**

Gross Internal Floor Area : 228.27 m2 ... 2457.07 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.





140 High Street
Billericay
Essex
CM12 9DF
tel: 01277 659002
Email: admin@ashtonwhite.co.uk
https://www.ashtonwhite.co.uk

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

THESE PARTICULARS DO NOT CONSTITUTE ANY OFFER OF CONTRACT EITHER DIRECT OR COLLATERAL NOR ARE THEY TO BE ACTED UPON AS REPRESENTATIONS. ALL INTERESTED PARTIES MUST THEMSELVES VERIFY THE ACCURACY OF THESE PARTICULARS.