



Tel. 07534 550 339

daniel.ismail@exp.uk.com

DANIEL ISMAIL
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exp UK



Ross Way, Langdon Hills

6 3 3









This truly exceptional six-bedroom detached family residence, constructed by the renowned Charles Church and enviably positioned within the prestigious Crown Wood development, represents an incredibly rare opportunity to acquire a much-loved and beautifully established home.

Having remained in the same ownership for over 20 years, the property has clearly been cherished and meticulously maintained, offering a wonderful sense of longevity, care and pride of ownership throughout its impressive 3,220 sq ft of accommodation.

Adding to its exclusivity, this particular house type is one of just six of its kind ever built within the development. Properties of this calibre and design seldom become available, with opportunities arising perhaps only once in a generation, making this a truly unique offering within the local market.

Occupying a generous plot of around a quarter of an acre, the home immediately impresses with its commanding presence and well-balanced layout. The accommodation has been thoughtfully designed to suit modern family living, with a natural flow between reception rooms that creates both comfortable day-to-day living spaces and excellent areas for entertaining. Large windows throughout allow natural light to flood the interiors, enhancing the sense of space and connection to the surrounding grounds.

A particularly attractive and versatile feature is the attached one-bedroom annex, ideal for multi-generational living, guest accommodation or even a private home office. It offers a degree of independence while remaining seamlessly integrated with the main house.

The first floor continues to impress, offering generously proportioned bedrooms that cater perfectly to family life. Each room is bright and well-appointed, with many enjoying pleasant views over the garden and towards the greenery beyond, reinforcing the peaceful and semi-rural feel of the setting.

Externally, the property truly excels. The substantial south-facing rear garden provides a private and tranquil retreat, backing directly onto the stunning Langdon Hills Nature Reserve. This enviable position ensures a beautiful natural outlook all year round and offers the perfect environment for relaxing, entertaining and family enjoyment. To the front, the property benefits from an integral double garage and a spacious driveway, providing off-street parking for multiple vehicles.

The location further enhances the home's appeal. Everyday conveniences are close at hand with the Triangle shops nearby, while families will appreciate being within approximately 0.4 miles of Lincewood Primary School. For commuters, Laindon railway station is within one mile, offering direct C2C services into London.

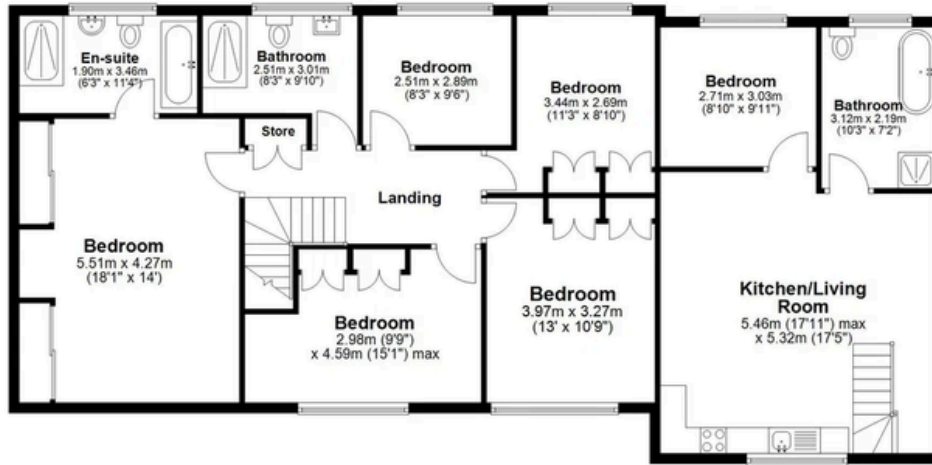
Combining scale, exclusivity and a highly desirable setting, this is a home that has been enjoyed for decades and is now ready to begin its next chapter, presenting a rare chance to secure one of the most distinguished properties within the Crown Wood development.

- A SIX BEDROOM DETACHED FAMILY HOME (INCLUDING ATTACHED ONE BEDROOM ANNEX)
- A CHALRES CHURCH BUILT LOCATED ON THE CROWN WOOD DEVELOPMENT
- COVERING APPROX 3,220 SQ FT OF LIVING ACCOMMODATION
- SITUATED ON A PLOT OF A QUARTER OF AN ACRE
- INTEGRAL DOUBLE GARAGE WITH OFF STREET PARKING FOR MULTIPLE VEHICLES
- A LARGE SOUTH FACING REAR GARDEN BACKING ON TO LANGDON HILLS NATURE RESERVE
- CLOSE TO LOCATION AMEMITIES (TRIANGLE SHOPS)
- SITUATED WITHIN 0.4 MILES OF LINCEWOOD PRIMARY SCHOOL
- WITHIN A MILE OF LAINDON C2C STATION
- COUNCIL TAX BAND G



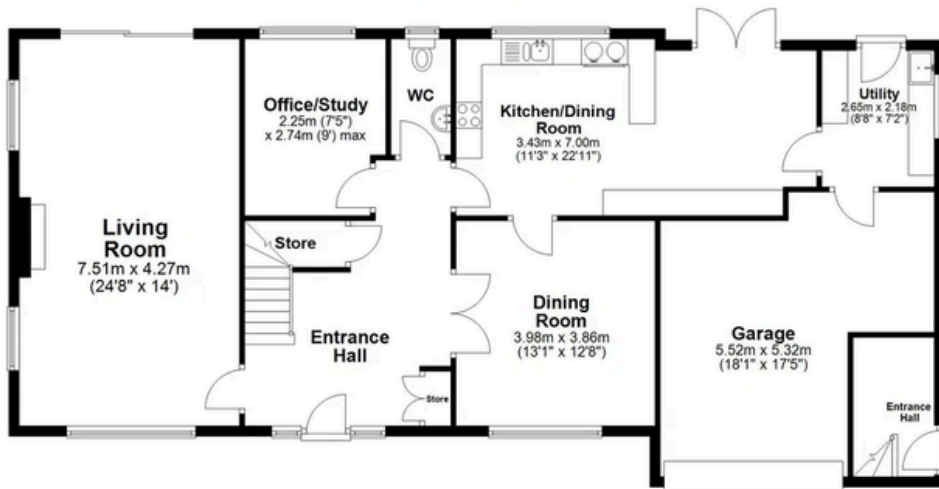
First Floor

Approx. 137.2 sq. metres (1476.7 sq. feet)



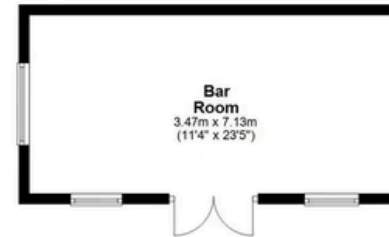
Ground Floor

Approx. 137.3 sq. metres (1477.6 sq. feet)



Outbuilding

Approx. 24.7 sq. metres (266.0 sq. feet)



Total area: approx. 299.2 sq. metres (3220.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Ross Way

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

We endeavour to make our sales particulars as accurate and reliable as possible; however, they do not constitute or form part of an offer or contract, nor can they be regarded as representations or relied upon as statements of fact. All interested parties must verify the accuracy via their solicitor who will check any relevant lease information, related charges, fixtures / fittings, rights of way / access, permissions for extensions / conversions and, required planning / building regulations. The floorplan is not to scale and its accuracy nor measurements can be confirmed, all interested parties should consult their surveyor should they want verification of the floorplan or plot.