



Frithwood Laindon Common Road Little Burstead, Billericay CM12  
9SY

Offers In Excess Of £1,150,000



# Frithwood Laindon Common Road Little Burstead

A truly **UNIQUE LIFESTYLE RETREAT** set within a semi-rural wooded plot of around 0.6 acres; this remarkable property offers a wonderful fusion of country charm, contemporary design and the seller's creative flair. The reimagined three-bedroom home is complemented by an extraordinary collection of outbuildings — including a converted London double-decker bus — creating a one-of-a-kind setting for those seeking character, versatility and inspiration.

Inside, the house combines modern luxury with warm rustic touches. The bespoke kitchen/breakfast room features a central island, integrated appliances and a Quooker hot/filtered tap, while a secret door reveals a practical utility room with ample storage. A cosy living room with a double-sided fireplace opens into a large orangery, ideal for entertaining or relaxing with garden views. The ground floor also includes a stylish bedroom and cloakroom, accessed from the bespoke fitted boot room.

Upstairs, the impressive main bedroom includes a dressing area with handcrafted oak wardrobes and a private balcony overlooking the gardens. A second double bedroom and a luxurious bathroom with bath and shower complete the accommodation.

Outside, electric gates open to a sweeping drive leading to the principal detached outbuilding, incorporating garaging/workshop space, a gym, garden store and a heated office with guest suite and shower room. Beyond, winding pathways lead through the grounds to a large pond with a timber 'fairy house', a BBQ hut and the striking converted London bus—offering heated guest accommodation over two levels with a shower room. A separate enclosed garden area features a detached games room with bar and an adjoining hidden music room, perfect for relaxed entertaining or creative pursuits.





**LIVING ROOM**  
18 x 12'8 max (5.49m x 3.86m max)

**KITCHEN/BREAKFAST ROOM**  
14'6 x 14 (4.42m x 4.27m)

**UTILITY ROOM**  
5'9 x 5 (1.75m x 1.52m)

**ORANGERY**  
33'4 x 11'3 (10.16m x 3.43m)

**BOOT ROOM**  
9'8 x 6'2 (2.95m x 1.88m )

**BEDROOM THREE (G.F.)**  
7'8 x 6'6 (2.34m x 1.98m)

**GROUND FLOOR CLOAKROOM**  
9 x 3'2 (2.74m x 0.97m )

**BEDROOM ONE WITH BALCONY (F.F.)**  
14 x 13 (4.27m x 3.96m)

**DRESSING AREA (F.F.)**  
10'3 x 6'6 (3.12m x 1.98m )

**BEDROOM TWO (F.F.)**  
11'8 max x 10'6 max (3.56m max x 3.20m max)

**BATH/SHOWER ROOM (F.F.)**  
11'7 x 8'9 (3.53m x 2.67m)

**OFFICE/GUEST SPACE/SHOWER ROOM**  
21 x 15'3 (6.40m x 4.65m )

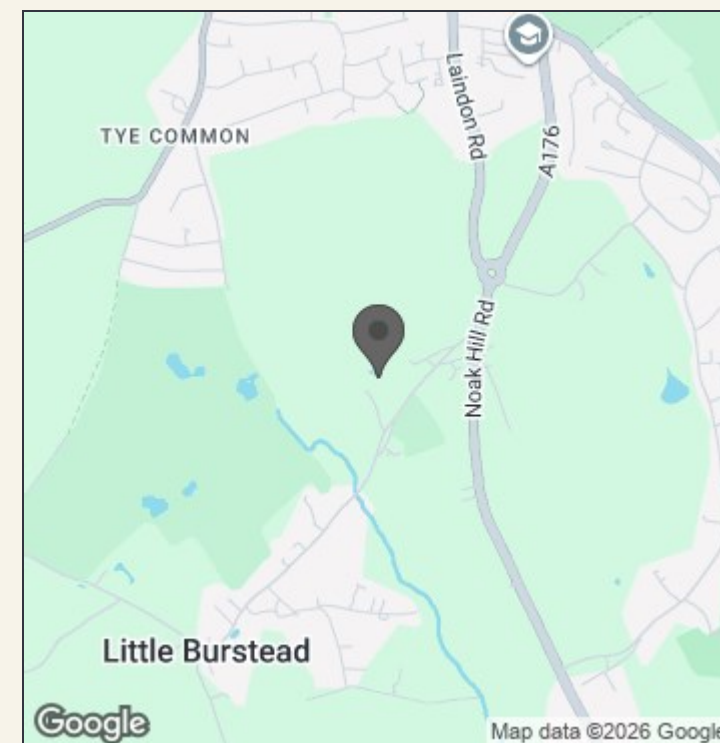
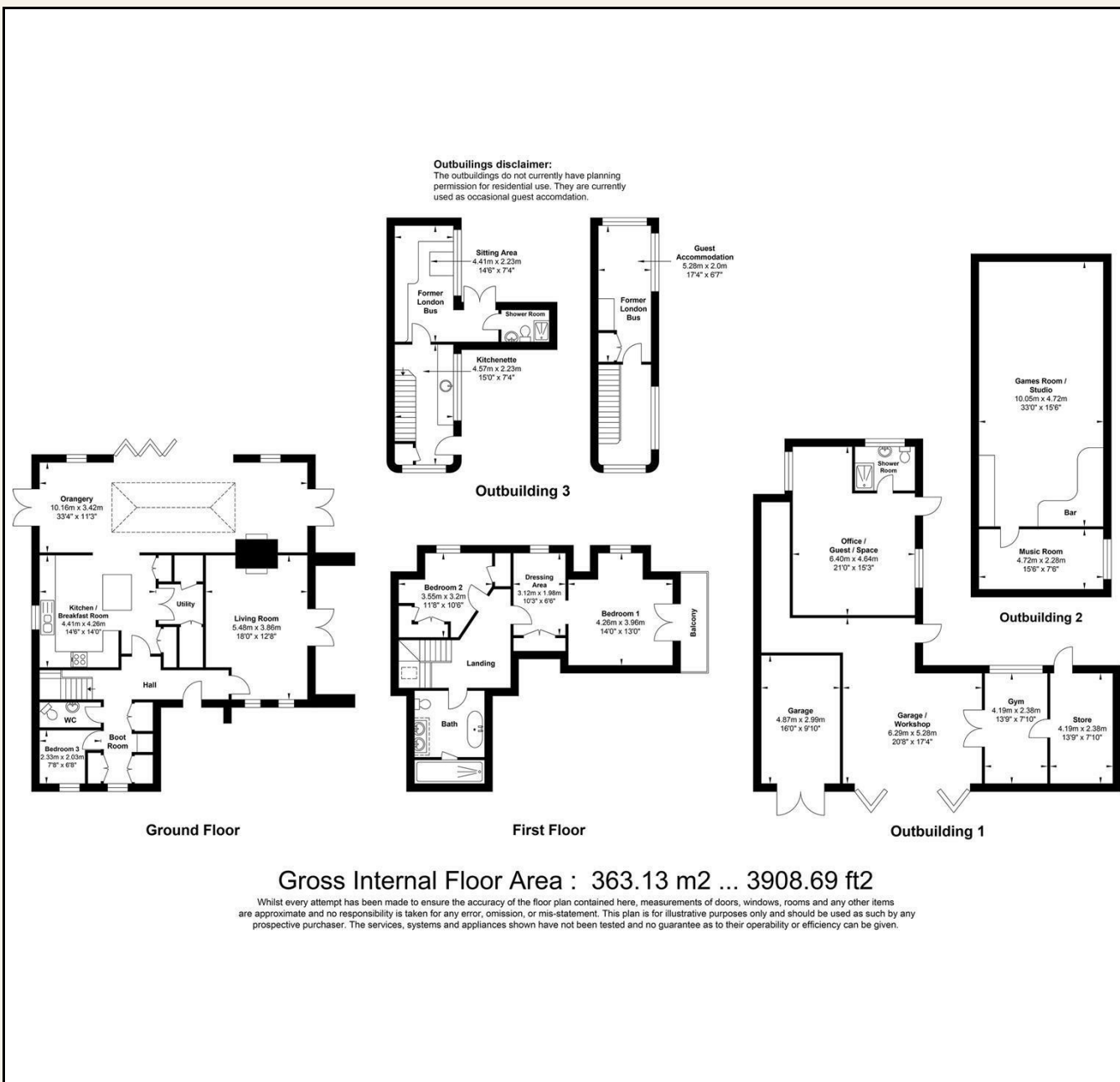
**WORKSHOP/GARAGING/GYM/STORE**  
43 max x 20'8 (13.11m max x 6.30m )

**GAMES ROOM/STUDIO/MUSIC ROOM**  
40 x 15'6 (12.19m x 4.72m )

**CONVERTED LONDON DOUBLE DECKER BUS**

**VARIOUS OTHER OUTBUILDINGS**





| 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>                            | 75                      | 82        |
| (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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