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Great Berry Lane, Langdon Hills

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This exceptionally well-presented five-bedroom detached family home offers an impressive 3,309 sq ft of beautifully refurbished accommodation, finished by the current owner to an exacting standard throughout. Set behind electric gates, the property immediately impresses with an approximately 85ft carriage-style driveway, providing off-street parking for multiple vehicles in addition to a double garage.

Upon entering, you are welcomed by a bright and airy entrance hallway that sets the tone for the space and quality found throughout the home. To the left of the hallway is a generous living room, ideal for relaxing or entertaining, while to the right is the office. The ground floor further benefits from a contemporary shower room, adding flexibility for family living or visiting guests.

To the rear of the property lies the true heart of the home: a spectacular open-plan kitchen and dining area. This stunning space is fitted with a range of integrated appliances and is perfectly designed for modern family life and entertaining. Bi-fold doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. From the kitchen, there is also access to a cosy snug – a versatile space that could equally serve as a fifth bedroom and the integral double garage.

The home also benefits from solar panels, triple glazing throughout, and high-quality finishes, enhancing both energy efficiency and comfort.

The rear garden is generously sized and designed for low maintenance, making it ideal for families and those who enjoy outdoor entertaining. Within the garden sits a substantial summer house, currently utilised as a gym, but offering excellent versatility as a home office, studio or leisure space. The summer house also benefits from its own WC.

The first floor continues to impress with four well-proportioned bedrooms. Two of the bedrooms feature stylish en-suite shower rooms, while the remaining bedrooms are served by a modern family bathroom. All bedrooms include fitted wardrobes and are finished to a high standard, creating a comfortable and practical layout for family living.

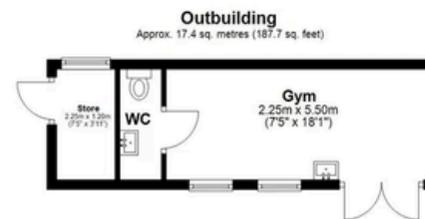
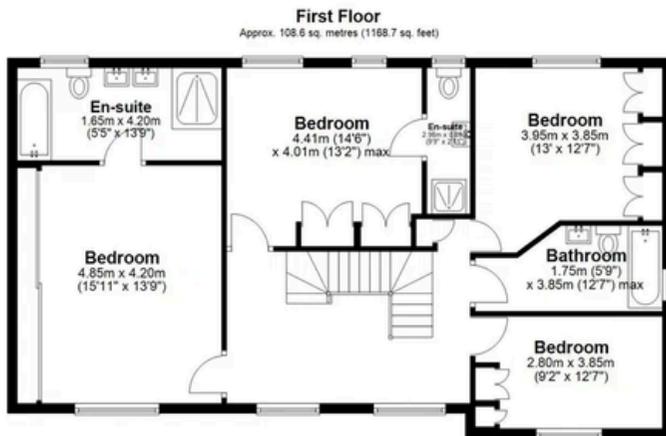
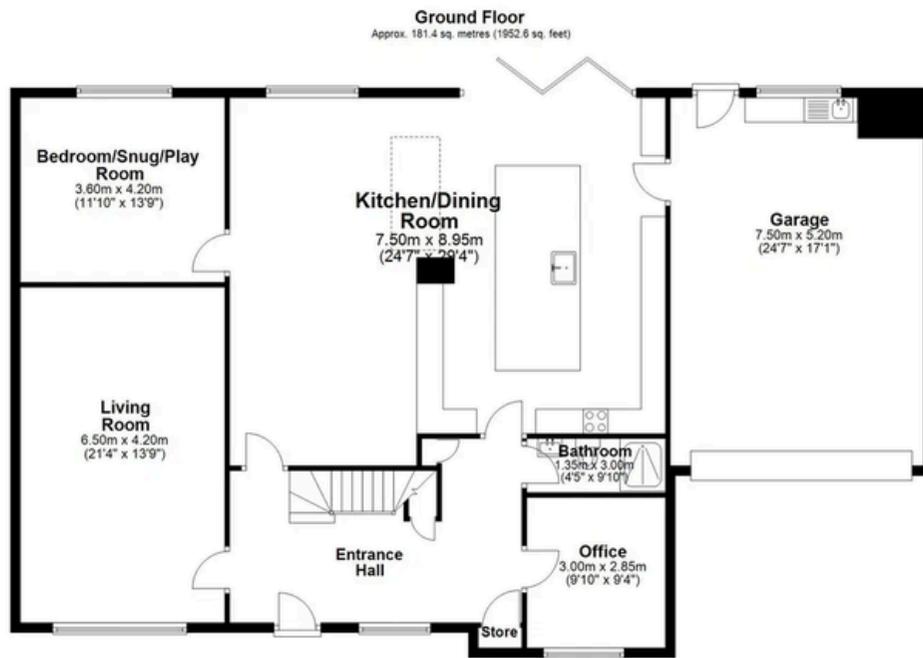
The property is superbly located, within a short walk of Langdon Hills Nature Reserve – ideal for outdoor enthusiasts. Laindon Station is approximately 0.6 miles away, offering convenient transport links, while Lincewood Primary School is also within easy walking distance. This outstanding home combines generous living space, high-end finishes, and a highly desirable location, making it an ideal choice for families seeking both luxury and practicality.

- FIVE BEDROOMS DETACHED FAMILY HOME
- 85FT CARRIAGE STYLE DRIVEWAY WITH ELECTRIC GATES
- FOUR BATHROOMS (TWO OF WHICH ARE EN-SUITE)
- DOUBLE GARAGE AND OFF STREET PARKING FOR MULTIPLE VEHICLES
- TWO EN-SUITES AND A FAMILY BATHROOM
- 0.6 MILES TO LAINDON STATION
- COVERING 3,309 SQ FT APPROX
- 0.5 MILES TO LINCEWOOD PRIMARY SCHOOL
- REFURBISHED BY THE CURRENT OWNER TO A VERY HIGH STANDARD
- COUNCIL TAX BAND F









Total area: approx. 307.4 sq. metres (3309.1 sq. feet)

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Great Berry Lane

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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