



Frithwood Laindon Common Road Little Burstead, Billericay CM12
9SY
Guide Price £1,100,000



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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)

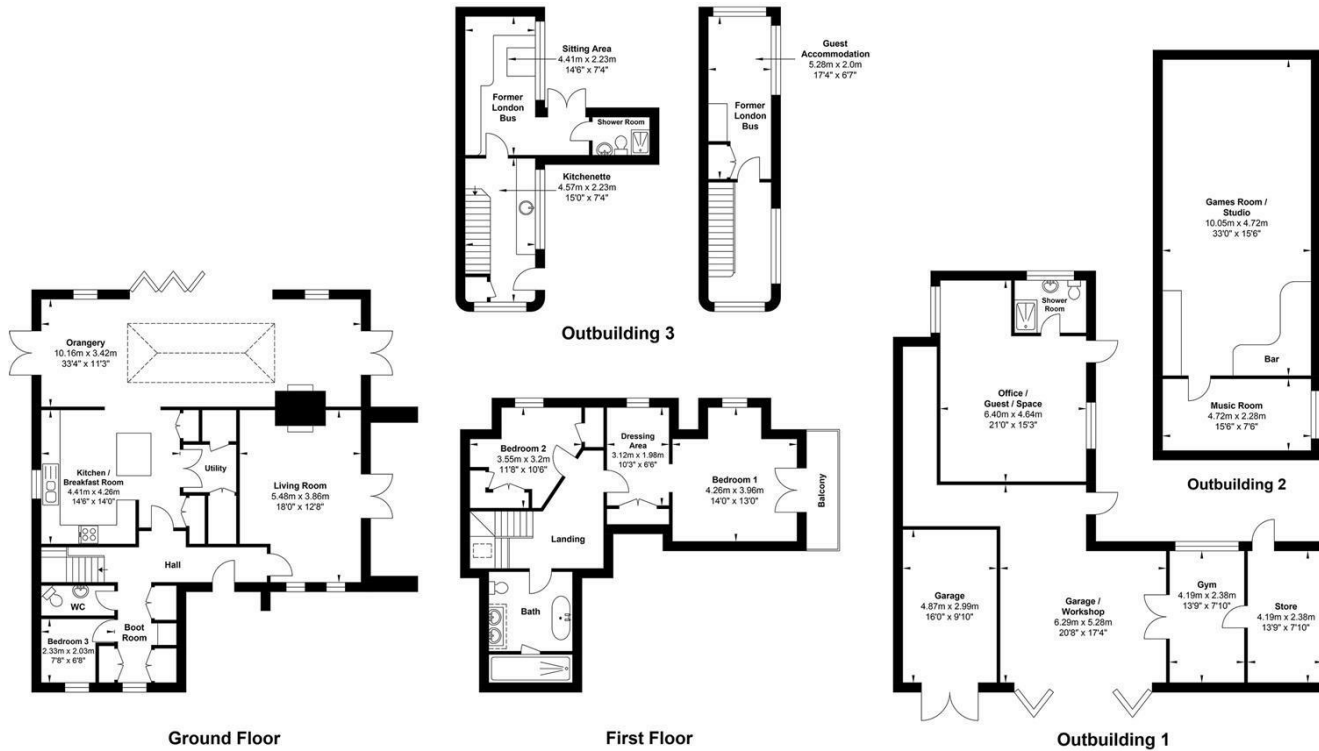
GAMES ROOM/STUDIO/MUSIC ROOM
40 x 15'6 (12.19m x 4.72m)

CONVERTED LONDON DOUBLE DECKER BUS

VARIOUS OTHER OUTBUILDINGS

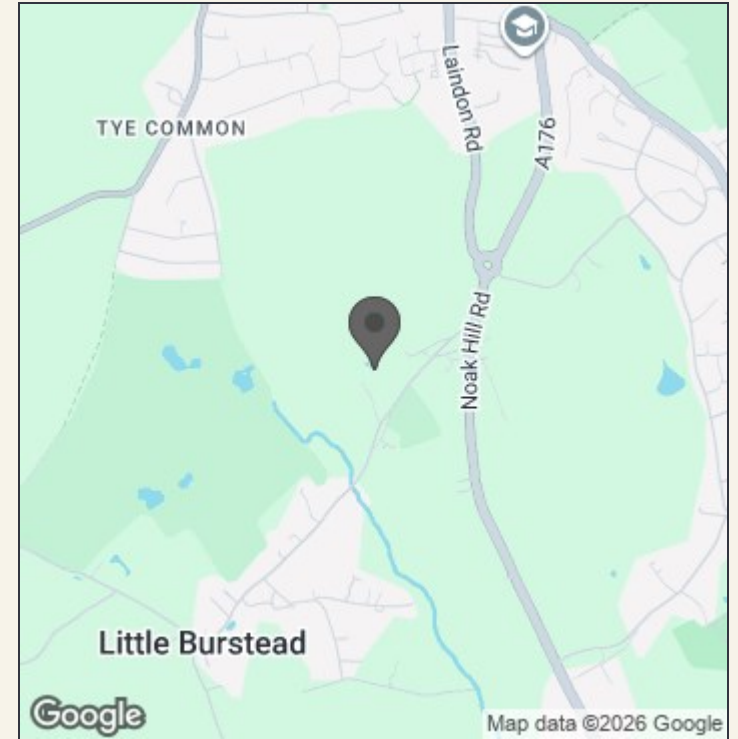


Outbuildings disclaimer:
The outbuildings do not currently have planning permission for residential use. They are currently used as occasional guest accommodation.



Gross Internal Floor Area : 363.13 m2 ... 3908.69 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	82
(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	



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

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