

ASHTON WHITE
Leading the way home

Break Egg Hill | | Billericay | CM11 1EU

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Offers In Excess Of £850,000

- EXCITING PROJECT OPPORTUNITY
- 1.5 ACRE PLOT
- EXTENSIVE OUTBUILDINGS OF OVER 2,500 SQFT
- DOUBLE GARAGE
- 1.5 MILES TO TOWN & STATION
- THREE BEDROOM DETACHED CHALET
- TREMENDOUS POTENTIAL
- PRIVATE LANE FRONTING NORSEY WOODS
- 2 INDEPENDENT DRIVEWAYS
- BEAUTIFUL SETTING

SOLD BY ASHTON WHITE An exciting opportunity for extension or potential re-development (subject to planning), located in a delightful setting at the end of a private lane fronting Norsey Woods, is this three bedroom detached chalet standing on a lightly wooded plot of 1.5 acres., containing an extensive range of outbuildings. The property has a commanding road frontage with 2 independent entrances; one to the property and the other meanders through the plot, down to the yard area at the rear which contains three large workshops/outbuildings. The chalet offers versatile accommodation which includes a hall leading to the lounge and conservatory which opens into the kitchen. To the opposite side, an inner hall give access to a single and double bedroom together with a spacious shower room. A spiral staircase from the lounge takes you up to the landing and a further double bedroom.

The access off of the lane is via electric 5 bar gates opening onto a broad driveway providing ample parking. The drives access to the detached double garage with an electric roller door and shower room behind. To the rear of the property is a patio and deck which overlooks the beautiful grounds which gently slopes away from the property. Dotted around the plot are a range of outbuildings including a pole barn/wood store, summerhouse, lock-up workshop and garage. Further lock-up storage sheds/workshops and an open-front cart lodge/workshop with an inspection pit. In all the outbuildings extend to over 2,500 sqft. The remainder of the grounds offer extensive areas of grass, interspersed with mature trees and shrubs providing a lovely backdrop to the property.

With Norsey Woods right on your doorstep and Billericay town centre and train station just 1.5 miles away, this is a truly wonderful location to create your 'forever home'.

















SITTING ROOM
22'6 x 13'3 (6.86m x 4.04m)

DINING ROOM/CONSERVATORY
17'6 x 11'2 (5.33m x 3.40m)

KITCHEN
9'3 x 8'1 (2.82m x 2.46m)

BEDROOM ONE
10'5 x 9 (3.18m x 2.74m)

BEDROOM TWO
13'8 x 7'8 (4.17m x 2.34m)

BEDROOM THREE
9'5 x 6 (2.87m x 1.83m)

BATHROOM
10'1 x 5'5 (3.07m x 1.65m)

LOFT/STORAGE ROOM
7'3 x 7 (2.21m x 2.13m)

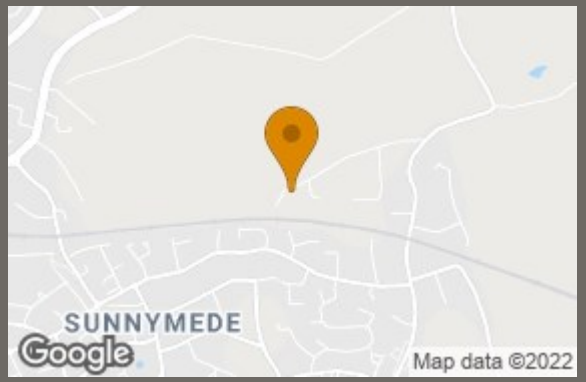
DOUBLE GARAGE
21'5 x 15'8 (6.53m x 4.78m)

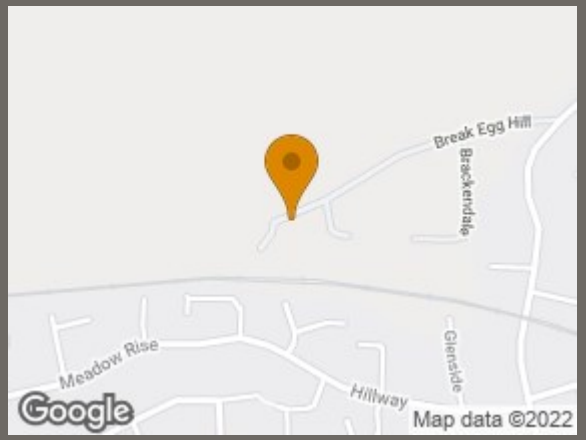
FOUR LARGE WORKSHOPS/STORAGE

FURTHER GARAGE/STORAGE
20'6 x 20'5 (6.25m x 6.22m)

CART LODGE/WORKSHOP
20'4 x 17' 5 (6.20m x 5.18m 1.52m)

SUMMERHOUSE
10'4 x 10 (3.15m x 3.05m)







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

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Approximate Gross Internal Area
1070 sq ft (100 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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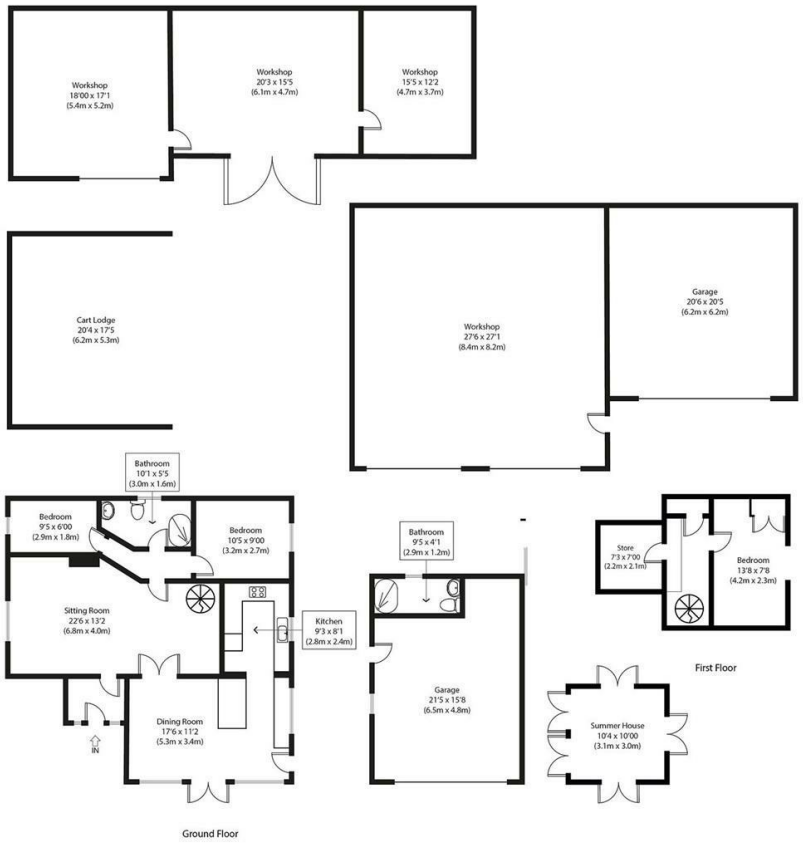

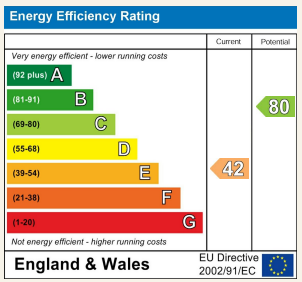

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