

ASHTON  WHITE
Leading the way home

Ashbrook Dunton Road, Laindon SS15 4BU

Offers In Excess Of £975,000

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Laindon SS15 4BU
Offers In Excess Of £975,000

****BEAUTIFUL GARDENS!**** A superbly appointed FIVE BEDROOM detached residence, combining contemporary design with outstanding craftsmanship, set on a GENEROUS PLOT and all within minutes drive of Billericay town centre and station. Finished to an exacting standard throughout, it presents an ideal opportunity for those seeking a refined, long-term family home.

Upon entering, a welcoming reception hall introduces a beautifully balanced interior, where space and light have been carefully considered. A series of elegant reception rooms includes a stylish principal lounge, a formal dining room, and a versatile study—equally suited as a fifth bedroom—offering flexibility to accommodate modern family living.

At the heart of the home lies a thoughtfully designed kitchen, centred around a striking island that naturally becomes a focal point for both everyday living and entertaining. Finished with high-quality fittings, it is complemented by a separate utility room and a well-appointed cloakroom, ensuring practicality is seamlessly integrated into the design.

The first floor provides four generously proportioned double bedrooms arranged around a bright and airy landing with far reaching countryside views to the front. The principal suite offers a sense of indulgence, complete with a bespoke dressing room and an elegant four-piece en-suite. A further bedroom benefits from its own en-suite, while a beautifully finished family bathroom serves the remaining accommodation.

Externally, the property is equally compelling. A substantial frontage provides ample off-street parking, recently built detached garage, while gated side access leads to a private, unoverlooked south-facing rear garden. Designed for both relaxation and entertaining, it features a generous lawn, a charming summerhouse, and a dedicated seating area—perfect for hosting throughout the seasons.





IMPRESSIVE ENTRANCE HALL
17'6 x 10'5 (5.33m x 3.18m)

LOUNGE
16'9 x 11'4 (5.11m x 3.45m)

STUDY/BEDROOM FIVE
16'8 x 8'4 (5.08m x 2.54m)

GROUND FLOOR W/C

UTILITY ROOM
10'5 x 10'3 (3.18m x 3.12m)

KITCHEN/BREAKFAST ROOM
17'5 x 13'0 (5.31m x 3.96m)

FAMILY ROOM
15'6 x 13'0 (4.72m x 3.96m)

PRINCIPAL BEDROOM
17'6 x 13'0 (5.33m x 3.96m)

DRESSING AREA
5'8 x 4'0 (1.73m x 1.22m)

EN-SUITE BATHROOM

BEDROOM TWO
15'6 x 13'0 (4.72m x 3.96m)

BEDROOM THREE
11'9 x 9'5 (3.58m x 2.87m)

EN-SUITE SHOWER

BEDROOM FOUR
13'6 x 9'4 (4.11m x 2.84m)

LUXURY FAMILY BATHROOM

SOUTH FACING 120' REAR GARDEN

LARGE DETACHED GARAGE



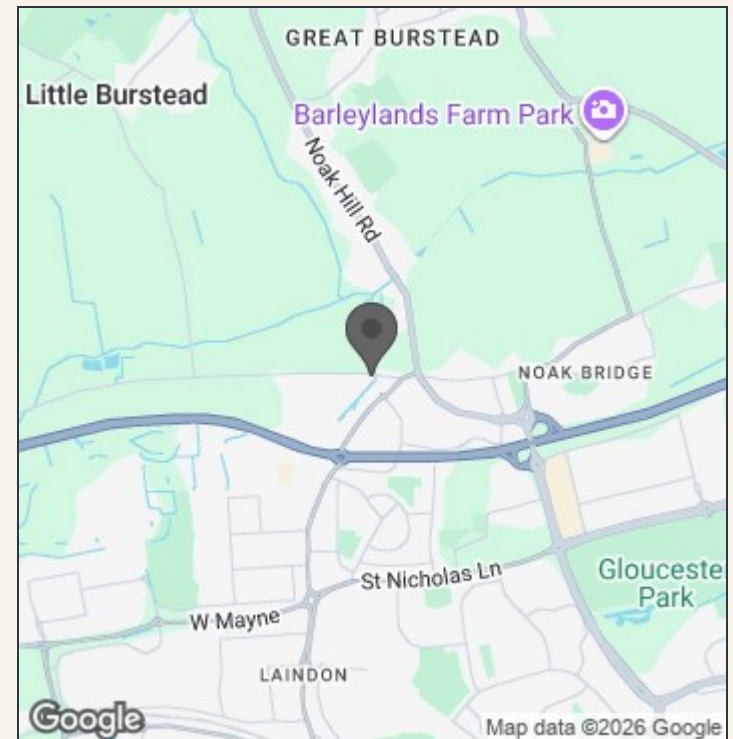
Garage

Ground Floor

First Floor

Gross Internal Floor Area : 224.68 m2 ... 2418.43 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 | | 74 | 81 |
| (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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