



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)

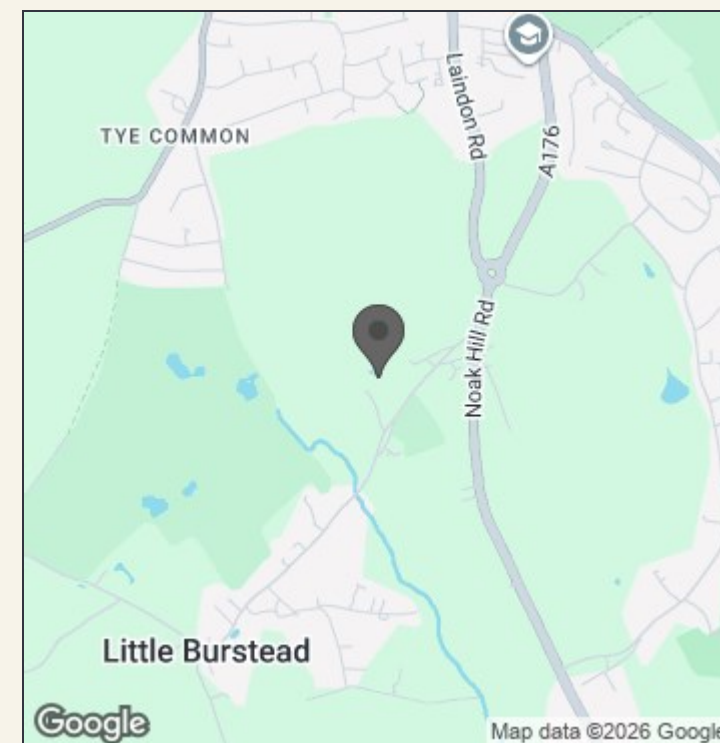
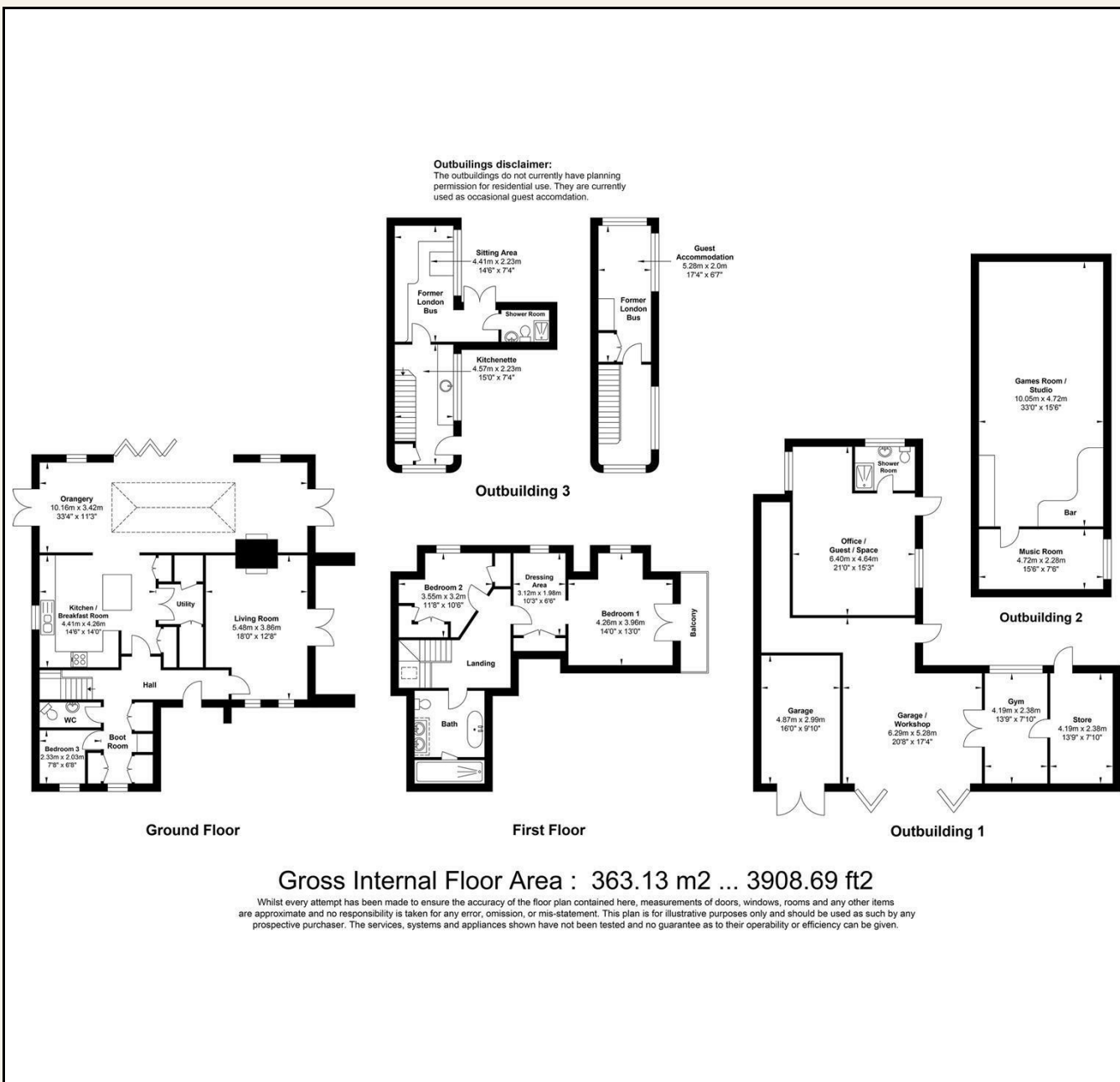
WORKSHOP/GARAGING/GYM/STORE
43 max x 20'8 (13.11m max x 6.30m)

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) 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	



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