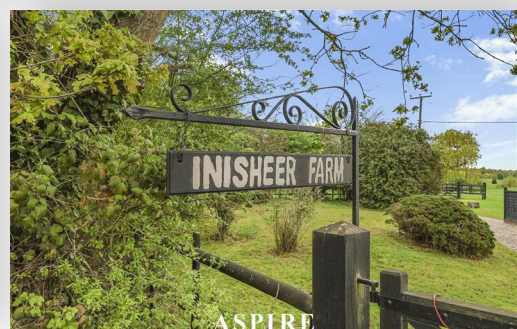
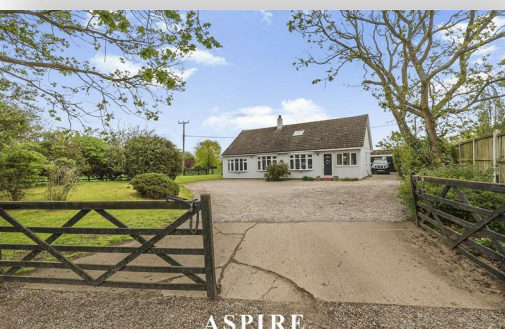
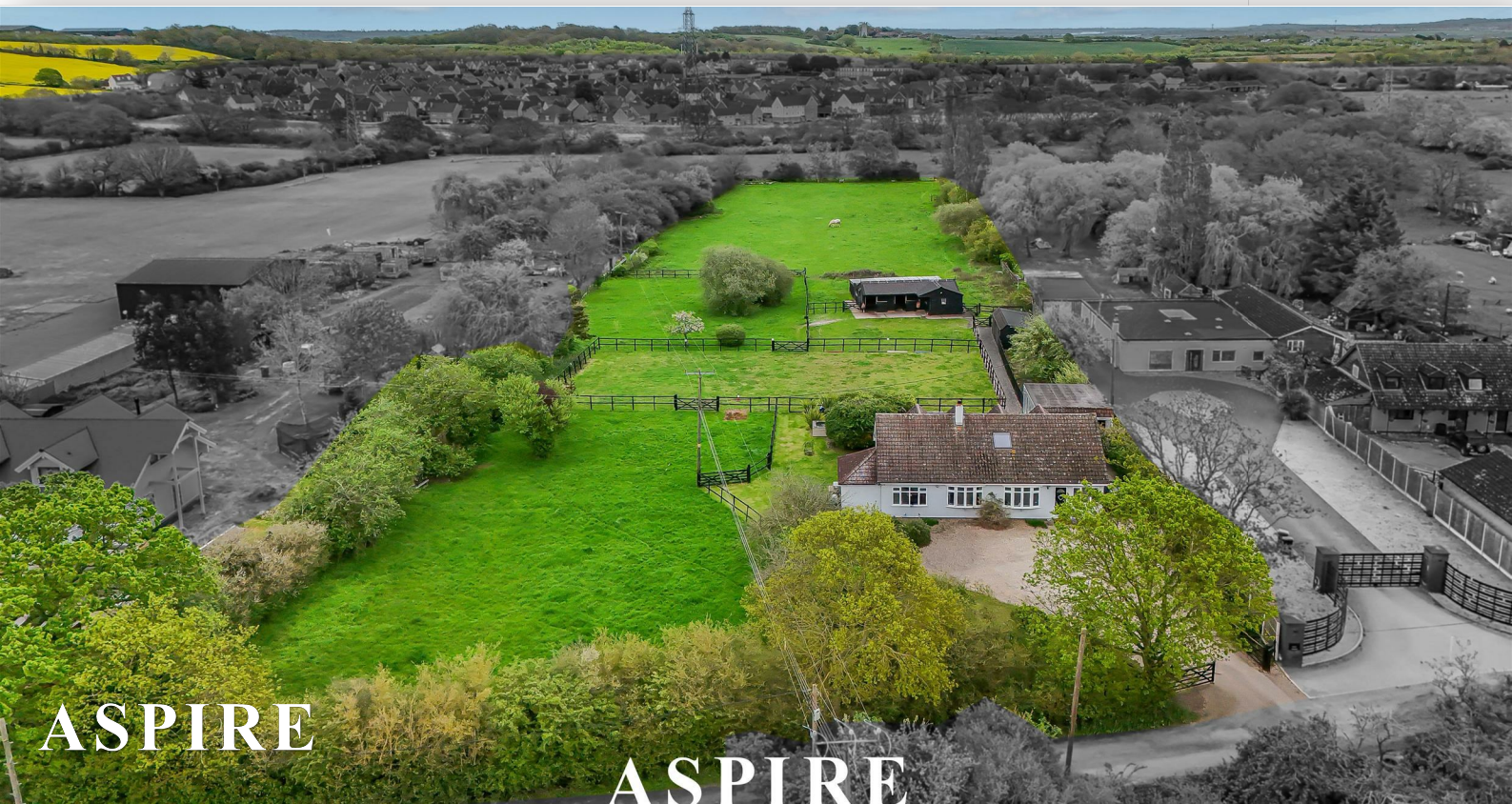


To arrange a viewing contact us  
today on 01268 777400



## Meadow Lane, Wickford Guide price £800,000

Inisheer Farm – A Peaceful Equestrian Escape Set Within Approximately 3.15 Acres  
(GUIDE PRICE £800,000-£850,000!)

Tucked away in a semi-rural setting, Inisheer Farm is the kind of home that quietly impresses from the moment you step into the property. Beyond the gated entrance and sweeping driveway, you're welcomed into a private world of open skies, rolling paddocks and beautifully maintained grounds, an idyllic retreat for those seeking space, privacy and a true connection to the countryside.

Inside, the home is both inviting and versatile. The sitting room, complete with feature panelling and a log burner, offers a cosy place to unwind, while double doors open into a bright, contemporary kitchen and dining space, perfect for modern living and entertaining. This sociable area flows seamlessly into a generous conservatory, where views across the gardens create a calm, light-filled setting throughout the year.

The layout adapts easily to modern lifestyles, with a ground floor bedroom that could also serve as a home office. Upstairs, two spacious double bedrooms both benefit from en-suite facilities, including a principal suite with a walk-in wardrobe and elevated views across the surrounding grounds.

Outside, the property truly comes into its own. Set within approximately 3.15 acres, the grounds have been thoughtfully arranged to balance beauty and practicality. A large patio and covered entertaining area are ideal for hosting, while a secluded terrace beside a pond provides a peaceful place to relax.

For equestrian enthusiasts, the facilities are exceptional, including seven well-maintained stables, hay barn, workshop and multiple paddocks with post-and-rail fencing. One paddock, measuring approximately 20m x 40m, offers excellent potential for a menage.

Inisheer Farm is more than just a home; it's a lifestyle—one that offers space to breathe, room to grow, and the rare chance to truly switch off from the pace of everyday life.

**Driveway**

Gated Entrance on private road, ample driveway space.

**Entrance Hall**

Storage

**Lobby**

Spiral staircase, door to bedroom 4 and kitchen/diner

**Bedroom 4**

Double ground floor room, Currently used as spare room/office.

**Kitchen/Dinning Area**

Large space with dining area, kitchen island, built in appliances. Access to lounge, conservatory and door to garden.

**Lounge**

Ample lounge with log burner

**Conservatory**

Bright sitting area, with access to garden and utility room.

**Utility Room****Bedroom 3**

Double ground floor room with walk-in warbrobe and storage.

**Bathroom**

Bath, Shower, Sink, Toilet

**WC**

Access externally

**Landing**

Access to bedroom 1 and 2, with dressing space and storage.

**Bedroom 2**

Large Suite with walk-in wardrobe and en-suite.

**Ensuite****Bedroom 1**

Master Suite with walk-in wardrobe and grand ensuite

**Ensuite**

Bath tub, Shower, Sink, Toilet

**Double Garage**

Double garage with storage, used at one point as kennels.

**Workshop/ Storage****Stables**

4 Larger Stables and 3 Smaller stables ( more suitable for a pony or smaller animals)

**Land**

Multiple Paddocks, Grazing Land, Wash Station.

**Patio**

Sitting area with brick/wood built pergola area perfect for hot tub.

**Location**

Located on Meadow Lane, a private road surrounded by a mix of privately owned land, individual homes, livery yards, and an established traveller community, the area offers a unique and semi-rural setting. The current owners have thoroughly enjoyed living here for the past 20 years and highly recommend it, highlighting the strong sense of community support, access to bridleways, and the open space that makes it ideal for this style of living.

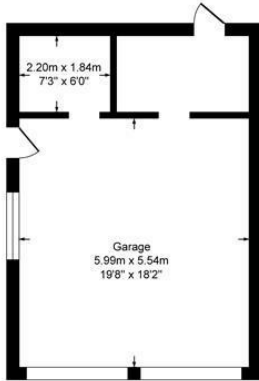
# Inisheer

Approximate Gross Internal Floor Area = 213.2 sq m / 2296 sq ft

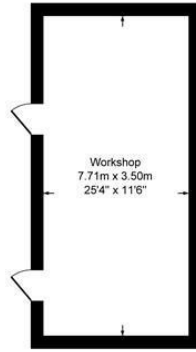
Garage Area = 33.1 sq m / 357 sq ft

Outbuilding Area = 128.2 sq m / 1381 sq ft

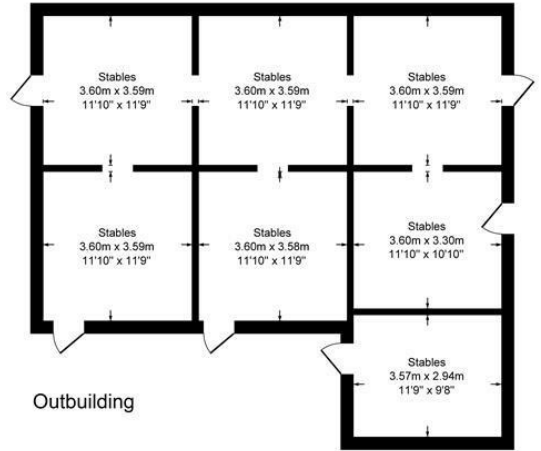
Total Area = 374.5 sq m / 4034 sq ft



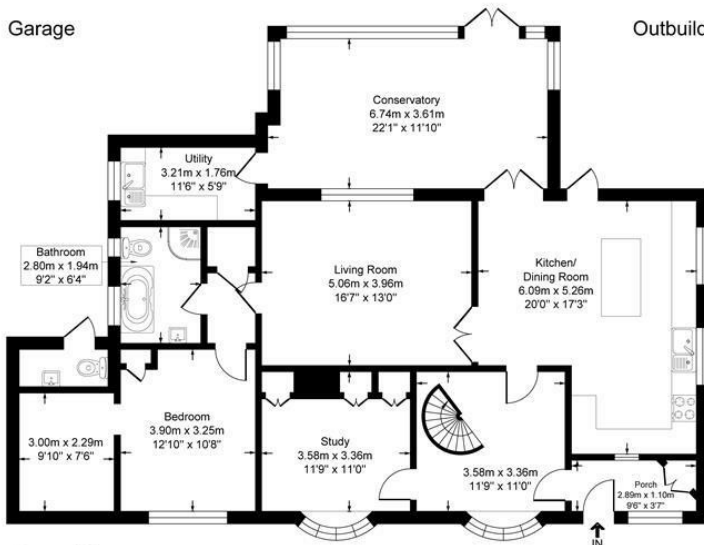
Garage



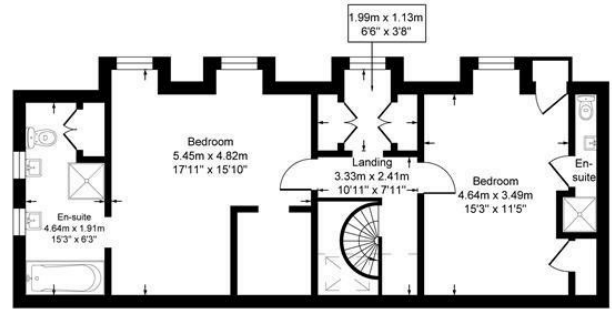
Outbuilding



Outbuilding

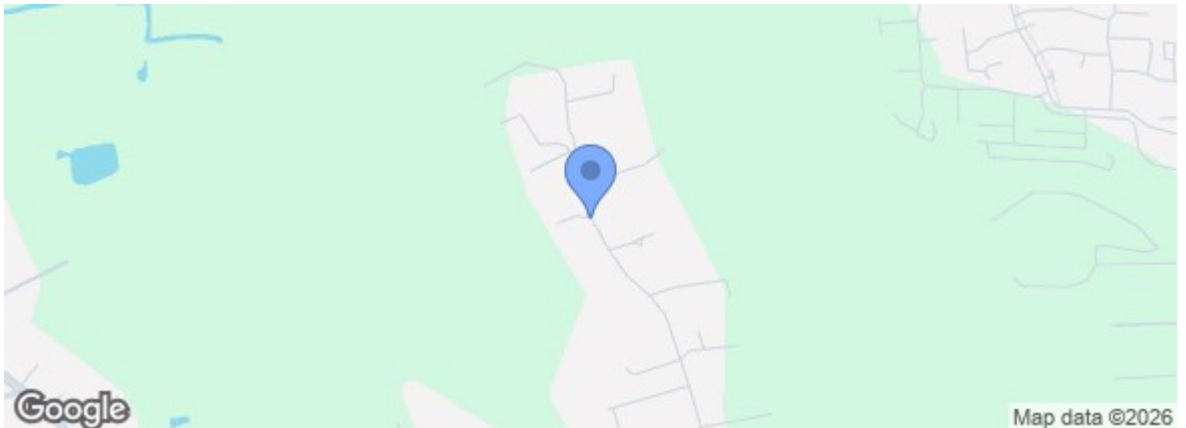


Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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			
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.