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today on 01268 777400*



## Elm Road, Basildon Offers in excess of £1,000,000

Nestled in the picturesque village of Bowers Gifford, Essex, stands an expansive detached house that epitomises grandeur and spacious living. Set on an sprawling approximate 1.25 acres of land, this residence offers an impressive blend of luxury and tranquillity. The property boasts numerous outbuildings, adding both charm and practicality to the estate. These additional structures not only enhance the functionality of the property but also contribute to its overall allure. Surrounded by lush greenery and manicured landscapes, the house provides a retreat-like ambiance, creating an oasis of serenity in the heart of Essex. With its vast expanse and versatile outbuildings, this property in Bowers Gifford promises an idyllic lifestyle, merging rural charm with modern comfort.

AN APPROXIMATE ONE AND A QUARTER ACRE PLOT  
WITH DEVELOPMENT POTENTIAL STPP

#### MAIN HOUSE

LOUNGE - 24'8" X 23'4" ( 7.52M X 7.10M )  
DINING AREA - 24'6" X 11'5" ( 7.52M X 3.50M )  
KITCHEN AREA - 11'10" X 11'2" ( 3.6M X 3.4M )  
RECEPTION ROOM - 23'11" X 12'1" ( 7.30M X 3.69M )  
GROUND FLOOR BEDROOM TWO - 13'9" X 9'10" ( 4.2M X 3.0M )  
GROUND FLOOR BEDROOM THREE - 11'11" X 9'10" ( 3.62M X 3.0M )  
GROUND FLOOR BATHROOM  
LANDING  
MASTER BEDROOM - 24'11" X 22'0" 9 7.5M X 6.7M )  
BALCONY - 22'10" X 7'10" ( 6.9M X 2.4M )  
DRESSING ROOM - 12'6" X 10'0" ( 3.8M X 3.0M )  
EN SUITE BATHROOM  
BEDROOM FOUR - 20'0" X 8'6" ( 6.1M X 2.6M )

#### LOG CABIN

KITCHEN/DINING/LOUNGE - 20'8" X 15'4" ( 6.3M X 4.6M )  
BEDROOM - 15'4" X 15'4" ( 4.6M X 4.6M )

#### ANNEX

KITCHEN/LIVING/BED AREA - 17'9" X 15'9" ( 5.4M X 4.6M )  
BATHROOM

#### ANNEX TWO/DOUBLE GARAGE

GROUND FLOOR KITCHEN/LOUNGE - 19'7" X 17'9" ( 5.9M X 5.4M )  
W/C  
FIRST FLOOR BED AREA - 19'7" X 11'6" ( 5.9M X 3.6M )

#### THREE BARNS

54'3" X 14'1" ( 16.5M X 4.3M )  
36'1" X 9'6" ( 11.0M X 2.9M )  
9'10" X 9'5" ( 3.0M X 2.9M )

#### PUMP HOUSE

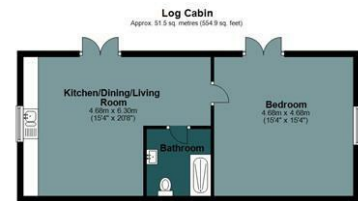
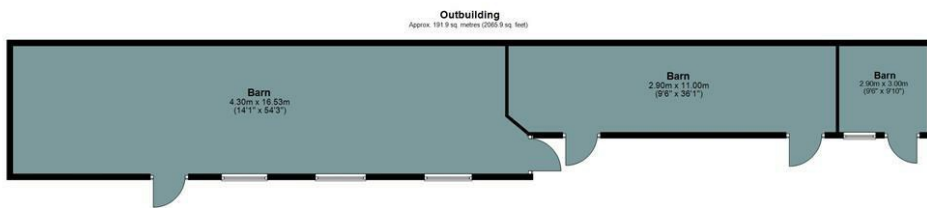
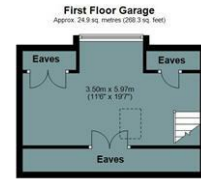
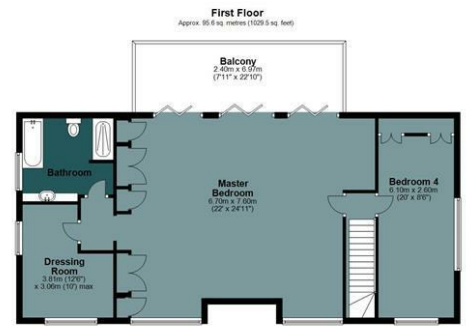
13'1" X 9'10" ( 4.0M X 3.0m )

#### STORE

9'10" X 9'4" ( 3.0M X 2.8M )

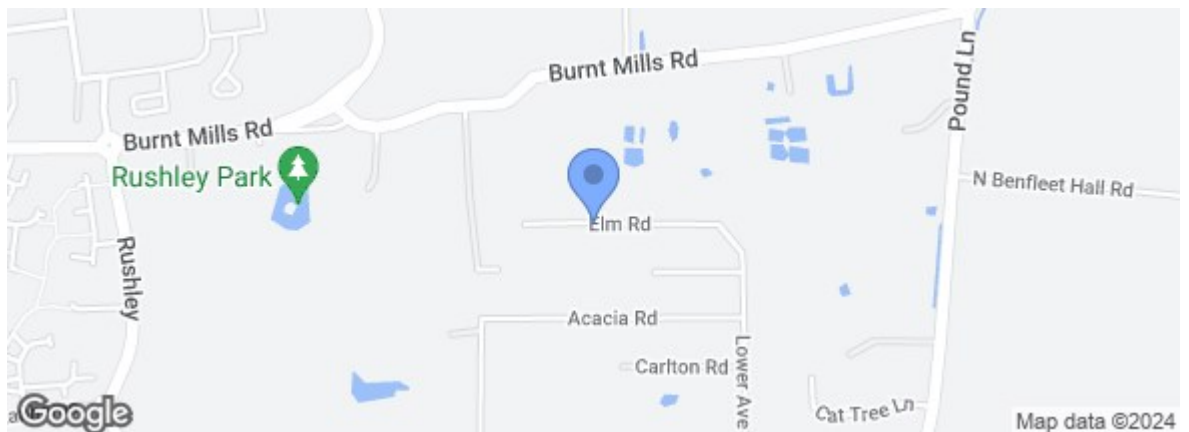
OPPORTUNITY FOR DEVELOPMENT STPP





Total area: approx. 524.6 sq. metres (5646.8 sq. feet)  
Elm Rd

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		Current	Potential
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.