

*To arrange a viewing contact us  
today on 01268 777400*



## High Road, Stanford-Le-Hope Guide price £825,000

Aspire Estate Agents Basildon & Thurrock are proud to present Oxley House, an exceptionally well-maintained 600-year-old, 5-bedroom Grade II listed home positioned in the heart of Horndon-on-the-Hill, sitting directly on the historic Market Square. This unique property also includes a large commercial/shop space, offering huge potential for business use, rental income, or conversion (STC).

Blending historic character with modern convenience, this landmark home spans centuries of architecture, featuring medieval timber beams, Georgian brickwork, Victorian features, and modern upgrades throughout. The property offers five spacious bedrooms, multiple reception spaces, several bathrooms, and a private courtyard garden.

The attached commercial area benefits from Class E use, meaning it supports a wide range of businesses—shop, office, café, gallery, services—without requiring a change of use. This rare dual-purpose setup makes Oxley House ideal for families wanting extra income, business owners working from home, or investors seeking a mixed-use asset.

Horndon-on-the-Hill is a highly desirable village rich in heritage, featuring charming pubs (including the award-winning Bell Inn), local shops, a post office, traditional butchers, a historic church, and strong community events such as the annual Feast & Fayre.

This property combines historic significance, flexible commercial opportunity, generous living accommodation, and a prime village centre location—an incredibly rare offering in today's market.

Ground Floor  
Living Room

23'7" × 15'9"  
7.38m × 4.79m

Dining Room

24'7" × 14'8"  
7.51m × 4.45m

Kitchen

21'4" × 14'9"  
6.40m × 4.48m

Shop / Commercial Space

23'8" × 18'6"  
7.06m × 5.66m

Utility Room

Cellar (Basement)

14'0" × 7'11"  
4.30m × 2.42m

First Floor

Bedroom 1 (Front Left – Largest)

25'3" × 15'3"  
7.66m × 4.68m

Bedroom 2 (Front Right)

15'0" × 14'9"  
4.54m × 4.36m

Bedroom 3 (Middle Left)

18'5" × 12'0"  
5.55m × 3.66m

Bedroom 4 (Back Left)

15'0" × 11'0"  
4.60m × 3.36m

Bedroom 5 / Art Studio

16'0" × 11'9"  
4.85m × 3.58m

Main Bathroom

Ensuite Bathrooms

Oxley House,  
High Road  
Approx. Total Internal Area 3429 Sq Ft - 318.53 Sq M  
(Including Shop)  
Approx. Gross Internal Area Of Shop 430 Sq Ft - 39.96 Sq M



For Illustration Purposes Only - Not To Scale

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	
(69-80) C	69
(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	



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