## 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

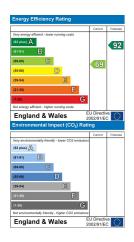
Bedroom 5 / Art Studio

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 Approx. Gross Internal Area Of Shop 430 Sq Ft - 39.96 Sq M First Floor

For Illustration Purposes Only - Not To Scale







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