



FOR SALE

Barling Road, Southend-On-Sea SS3 0ND

Asking Price £665,000 Freehold Council Tax Band - F

4  2  2  1593.06 sq ft

- Four Double Bedroom Detached House With No Onward Chain
- Rare Opportunity To Live In Prestigious Barling Location With Rural Views
- Dual Reception Rooms With Flexible Living Arrangements
- Huge Integral Garage With Annexe Conversion Potential STPP
- Sweeping Driveway With Parking For Multiple Vehicles
- Large Contemporary Kitchen/Breakfast Room With Garden Views
- Four Generously Sized Double Bedrooms With Scenic Outlooks
- Landscaped Picturesque Large Rear Garden Retreat
- Short Drive To Southend Airport Train Station
- Close To Local Pubs, Restaurants and Shops In Great Wakering

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

appointmoor

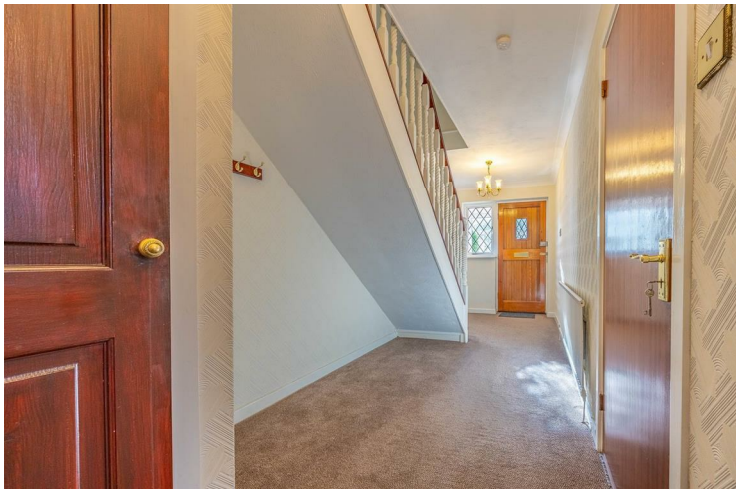
Description

This exceptional detached family home impresses from the moment you enter. With NO CHAIN and offering four double bedrooms, two bathrooms, and an expansive open-plan layout ideal for both entertaining and everyday living, every detail has been thoughtfully considered. With a vast kitchen/breakfast room, two flexible reception rooms, and a large garage with annexe potential, this home offers unmatched versatility.

Set on a rare and desirable double-width garden plot, this property features a picturesque landscaped rear garden, complete with fish pond, BBQ area, pergola, and sun-drenched seating zones. A sweeping front driveway adds grandeur and practicality, while side access enhances functionality. The tranquil setting makes outdoor living an everyday luxury.

Perfectly positioned in the prestigious area of Barling Magna, this home enjoys uninterrupted field views while being short drives away from local amenities, train links, and Southend's coastline. Whether you're commuting, exploring the countryside, or enjoying beachside walks, this semi-rural location offers the best of both worlds — a rare opportunity to live somewhere truly special.





Measurements

Kitchen/Breakfast Room:
19'4 x 12'6 (5.90m x 3.80m)
Sitting/Dining Room:
19'4 x 11'10 (5.90m x 3.60m)
Lounge:
18'4 x 11'10 (5.60m x 3.60m)
Garage:
35'9 x 9'2 (10.90m x 2.80m)
Bedroom 1:
11'10 x 11'10 (3.60m x 3.60m)
Bedroom 2:
13'1 x 9'10 (4.00m x 3.00m)
Bedroom 3:
11'6 x 9'9 (3.50m x 2.90m)
Bedroom 4:
9'2 x 8'6 (2.80m x 2.60m)
Bathroom:
7'3 x 5'11 (2.20m x 1.80m)
En-Suite:
8'2 x 5'11 (2.50m x 1.80m)

Ground Floor

Upon entering via the welcoming front porch, you're greeted by a generously proportioned entrance hall, setting the tone for the space and flexibility this home provides. Tastefully designed with practicality in mind, the hallway features built-in storage, a guest cloakroom/WC, and a thoughtfully positioned study alcove tucked neatly beneath the stairs — ideal for working from home. A standout feature on this level is the exceptional integral garage, accessible directly from the hallway. Complete with lighting and power, it offers vast potential for conversion into additional living accommodation or a self-contained annexe (subject to permissions). The main reception rooms are both spacious and flexible. An inviting lounge flows naturally into an expansive sitting/dining room, perfect for hosting or relaxing. Large sliding doors allow the rooms to be opened up or separated as desired, offering versatile zones for entertaining. To the side of the dining area lies the contemporary kitchen/breakfast room, a brilliant culinary and sociable space, complete with a fitted dishwasher, integrated fridge freezer, and space for a concealed washing machine. You get to enjoy garden views from here, as well as the sitting/dining room, with garden access from both areas, it only further enhances the practicality and charm of this family home.

First Floor

This level comprises four well-proportioned double bedrooms, each offering something unique. The two rear-facing bedrooms (Bedroom 2 and Bedroom 3) overlook the stunning landscaped garden, offering

a peaceful retreat ideal for family members or guests. The front-facing bedrooms — Bedroom 1 and Bedroom 4 — enjoy views across open farmers' fields, creating a serene rural outlook rarely found. Bedroom 1 is particularly generous, featuring fitted wardrobes and a spacious en-suite bathroom. This private space includes a full bathtub, w/c and hand basin in a peaceful white colour scheme. A stylish, modern family bath room with a large walk-in enclosure serves the remaining bedrooms.

Exterior

Set on an exceptional double-width garden plot, this residence enjoys magnificent kerb appeal, with a sweeping front driveway accommodating multiple vehicles and bordered by lush, landscaped gardens. Side access leads to a remarkable rear garden — a true highlight of this home, this private, sun-filled oasis has been thoughtfully designed for relaxation, recreation, and outdoor entertaining. Mature borders, vibrant planting, and neatly manicured lawns frame every view, while a koi pond adds a sense of tranquillity. Practical features include a garden shed, BBQ area, and a charming pergola ideal for climbing flowers, all cleverly zoned for maximum use and enjoyment. Despite its east-facing aspect, the garden enjoys all-day sunlight due to the home's elevated and open position, making it the perfect place for al fresco dining or a peaceful retreat.

Location

Barling Magna is a location of timeless appeal — a picturesque semi-rural village offering peace, community, and convenience in equal measure. This home is ideally situated on the sought-after Barling Road, directly facing expansive open farmland for breath taking, uninterrupted countryside views. Though immersed in nature, the property is a short drive from modern conveniences. Nearby Great Wakering and Thorpe Bay offer shopping, pubs, and direct train links to London Fenchurch Street. Rochford Station provides access to London Liverpool Street, while Southend's vibrant coastal amenities, schools, and shopping centres lie a short drive away. Local to the home is the highly regarded Morleys Garden Centre for gardening trips or a pit stop for lunch at their tea room. Whether you crave a slower pace or easy connectivity to city life, this location delivers a perfectly balanced lifestyle.

Tenure

Freehold







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

appointmoor



facebook.com/appointmoor



instagram.com/appointmoor_estate_agents



twitter.com/appointmoor



linkedin.com/company/appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk