



PERIOD  
HOMES



Mountnessing Road  
Billericay CM12 0TS  
£1,450,000



## Mountnessing Road, Billericay, CM12 0TS

This magnificent 16th Century Grade II Listed farmhouse, set amidst stunning 360° views over protected open farmland. This impressive four-bedroom detached home has been thoughtfully restored and maintained. Located on the outskirts of Ingatestone and Mountnessing, and offering easy access to Billericay, this semi-rural retreat is a rare find.

As you approach, entering via an electric gate, you're greeted by well-tended hedging and a long driveway leading to a gravel courtyard, where a selection of barns and cart-lodges offer an electrical car charging point, additional storage and potential for future development (subject to planning).

Inside, the dining hall features a log-burning stove set within a charming brick surround, while exposed beams and rustic touches carry through the home. The lounge enjoys dual-aspect views and an electric log burner.

The orangery is a bright and airy space with underfloor heating and tiled flooring, with patio doors leading to the garden and offer views across the surrounding fields. The adjacent kitchen boasts granite countertops, a double butler's sink, a gas AGA, and a larder cupboard, perfect for those who love to cook.

The snug, complete with a log burner and access to the garden, connects to the left wing of the house, which includes a study area, en-suite shower room, and an impressive principal suite with vaulted ceilings and dual-aspect views.

The right wing offers three additional double bedrooms, a family bathroom, shower to the landing and a mezzanine landing currently utilised as a dressing room and a walk in wardrobe.

Council Tax Band: G

















# WARDROPE'S FARM

Approx. Gross Internal Area 239.6 Sq M ( 2579.3 Sq Ft )



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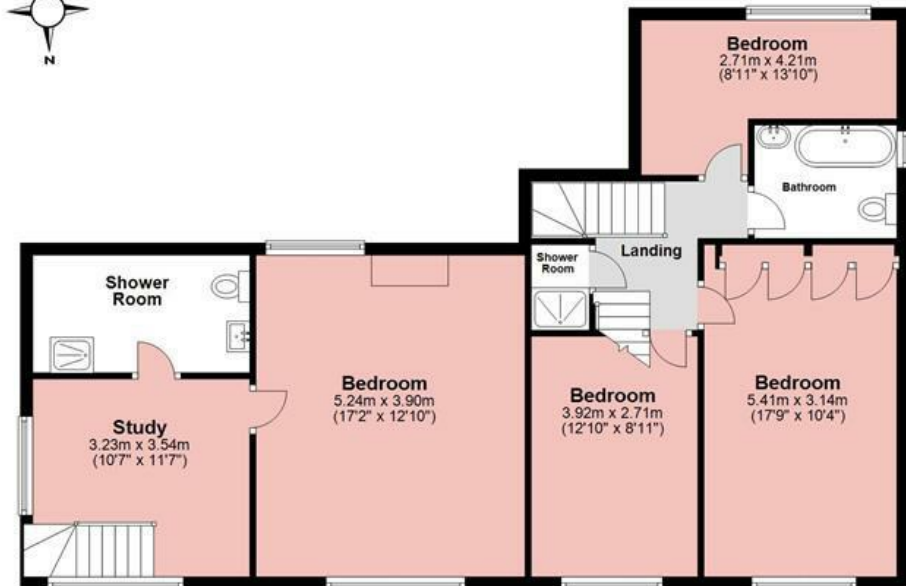
### Ground Floor

Approx. 128.8 sq. metres (1385.9 sq. feet)



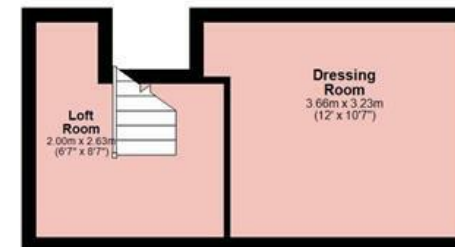
### First Floor

Approx. 91.9 sq. metres (989.1 sq. feet)



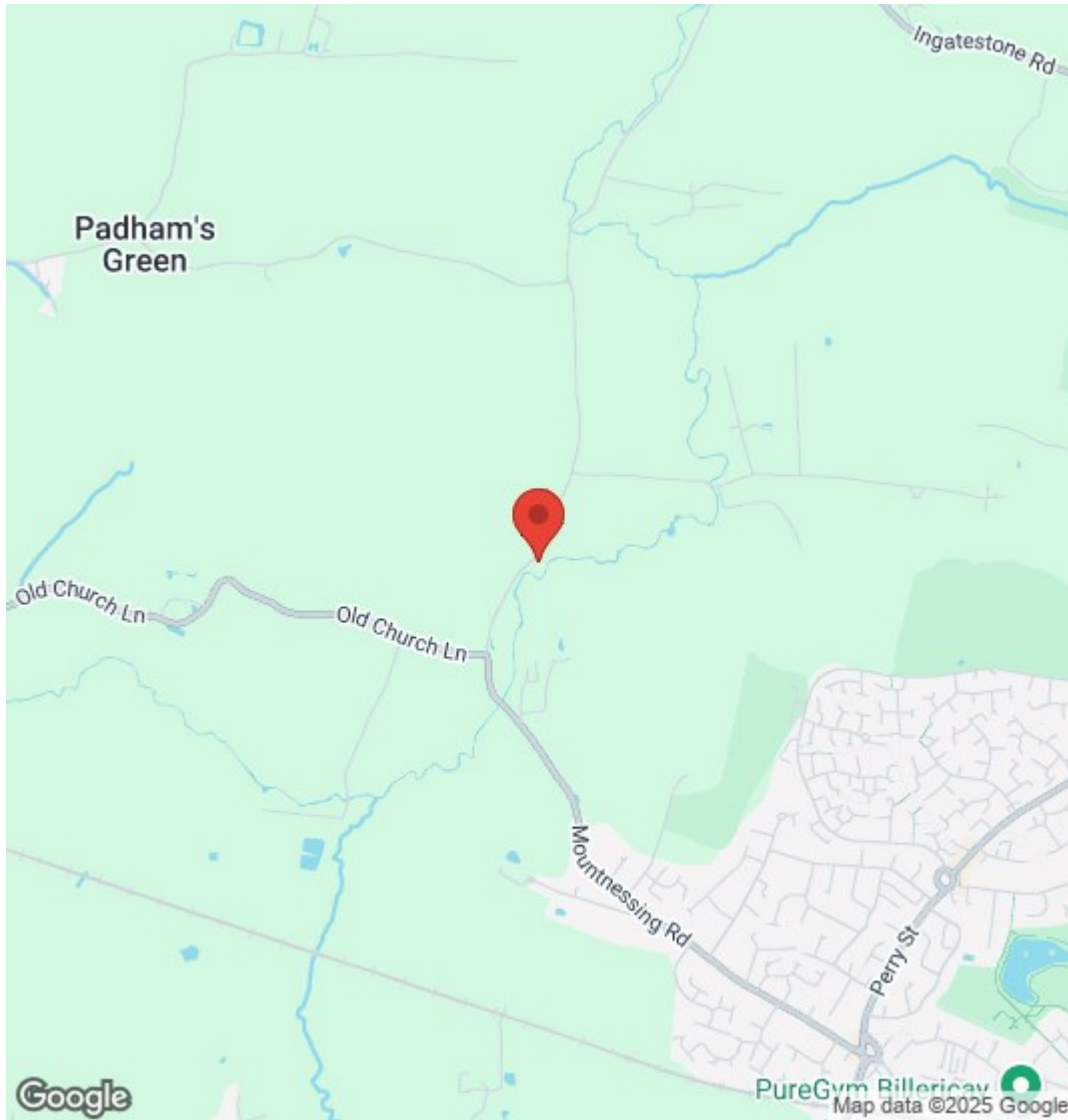
### Second Floor

Approx. 19.0 sq. metres (204.3 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.





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