



Smallgains Lane
Stock Essex CM4 9PR
£1,650,000

Smallgains Lane, Stock, Essex CM4 9PR

For the buyer seeking a wide range of ancillary buildings and superb leisure facilities, Greenacre Farm presents a superb opportunity for just this, with a fine main residence of over 2,000 sq ft and a further 3,800 sq ft of outbuildings, all set within a private, gated courtyard.

The extensive range of outbuildings offers a variety of uses, currently arranged as two self-contained, one-bedroom annexes – one ground floor, one loft-style at first floor level; a home office; remarkable indoor pool/leisure complex with steam room, sauna, changing & shower room; a snooker room; and finally a games room/bar. There is also a double garage with adjacent store room and plant room.

In addition to these wonderful facilities - which also gives buyers the option to run a business from home, subject to the usual consents - the main residence offers a superb level of accommodation in a farmhouse style, with four bedrooms at first floor level, served by a main bathroom and en-suite shower room to the principal bedroom.

Ground floor accommodation commences with a welcoming, well-lit hallway, which connects to two reception rooms, namely a playroom and dining room, with stairs also leading to the first floor. From the dining room, access can be gained to a sitting room, with both rooms enjoying a back-to-back fireplace, and furthermore, access to the kitchen. Accessed from the kitchen is a conservatory - offering a lovely outlook over the rear garden – and also a utility room, as well as an inner lobby leading to a WC.

Externally, an attractive garden sits to the rear of the main house, offering total privacy and a south westerly aspect. The properties of Greenacre Farm are centred around a wonderful, shingled courtyard, which is enclosed behind a secure, electric gate.

Not only does the property offer a wide and varied range of opportunities, it also enjoys a convenient and peaceful location within easy reach of Stock village and Billericay High Street, with mainline railway station offering regular services to London. A wonderful selection of schools are also nearby.









Smallgains Lane Stock, Ingatestone, Essex

Approximate Gross Internal Area

Main House = 192 Sq M/2067 Sq Ft

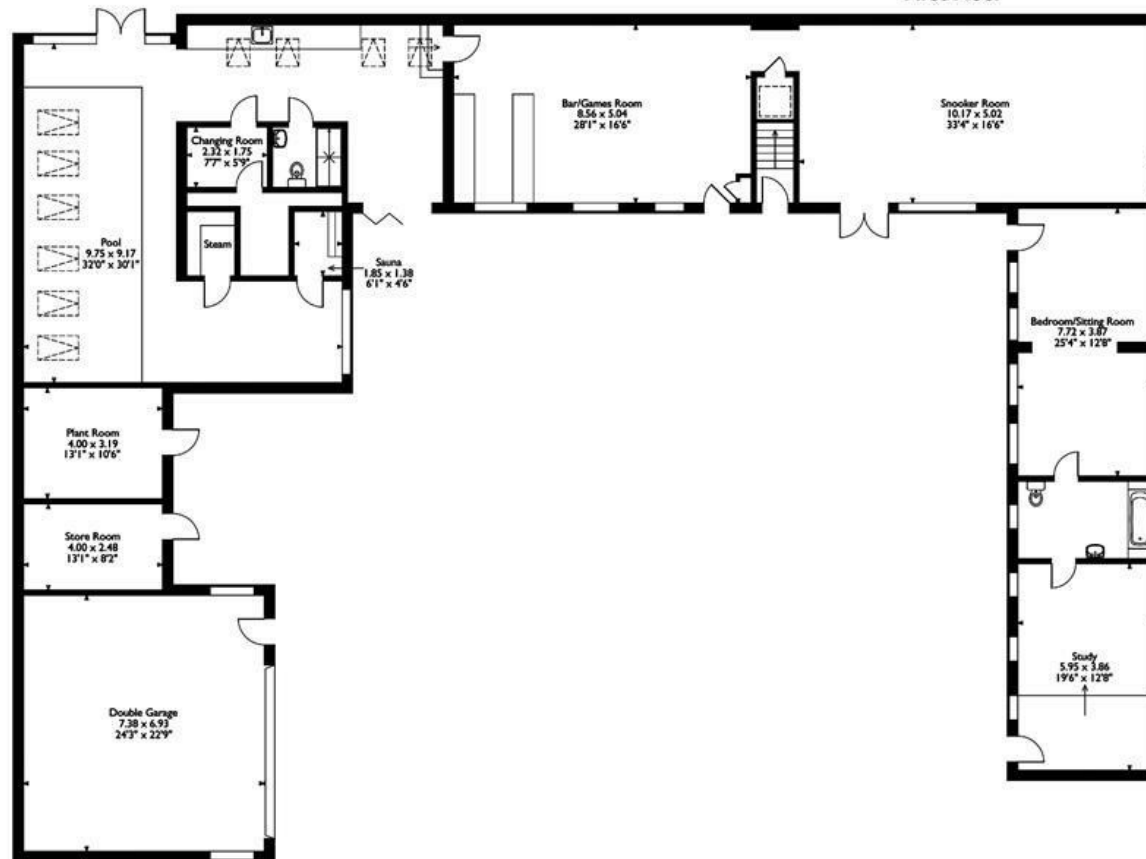
Garage = 51 Sq M/549 Sq Ft

Outbuilding = 356 Sq M/3832 Sq Ft

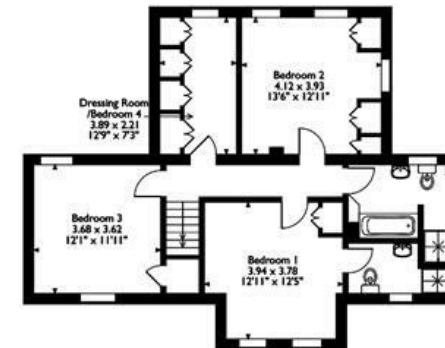
Total = 599 Sq M/6448 Sq Ft



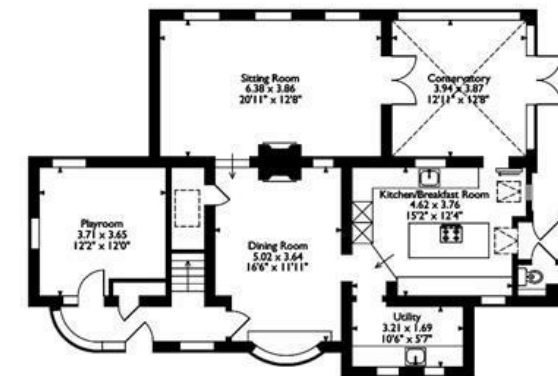
First Floor



Outbuilding

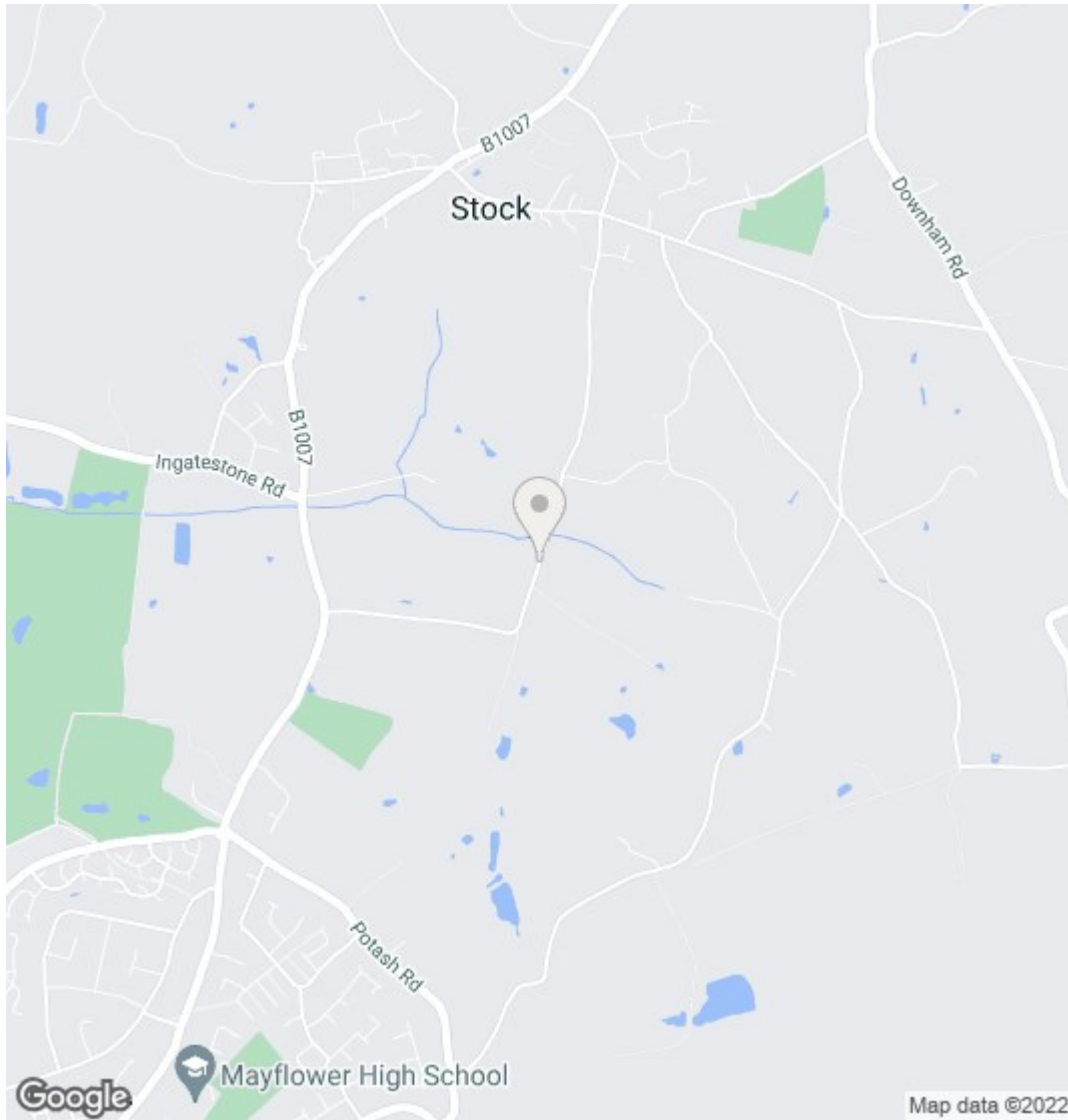


First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(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

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