







Cairngorm  
Blind Lane  
Billericay  
Essex  
CM12 9SN

A well designed four bedroom detached family home occupying mature grounds of approximately 0.82 of an acre. The property is nestled down a quiet country road in a picturesque semi-rural location on the outskirts of Billericay.

Believed to have dated back to the 1920's, this well-designed single storey home has benefitted from being extended and re-modelled to suit a variety of buyers with the added benefit of a plot suitable for a family pony..

- Two stables available
- Quiet semi-rural setting
- Approximately 0.82 of an acre
- Open-plan kitchen/dining room
- Principal bedroom suite
- 3 generously proportioned bedrooms
- Access to idyllic rides for equestrian enthusiasts
- Perfect opportunity for a small holding





The property is entered through a charming front porch in to the fantastic open plan kitchen/ dining room which offers a well equipped kitchen allowing space for multiple appliances. There is a feature brick wall that is complemented by slate floor tiles and surrounding garden views over towards the stables. Another impressive feature is the vaulted ceilings that incorporate Velux windows which create the room to be light and airy, perfect for entertaining.



The inner hallway allows access to four well proportioned bedrooms, each allowing space for a double bed and additional furniture. The family bathroom comprised a panel enclosed bath with shower over, WC and wash hand basin.



The principal bedroom offers shower ensuite facilities and to complete the accommodation is a generously proportioned sitting room with feature fireplace. From here double doors lead in to a light filled conservatory which is currently set up as a dining room with surround garden views and french doors provide access in to the garden.





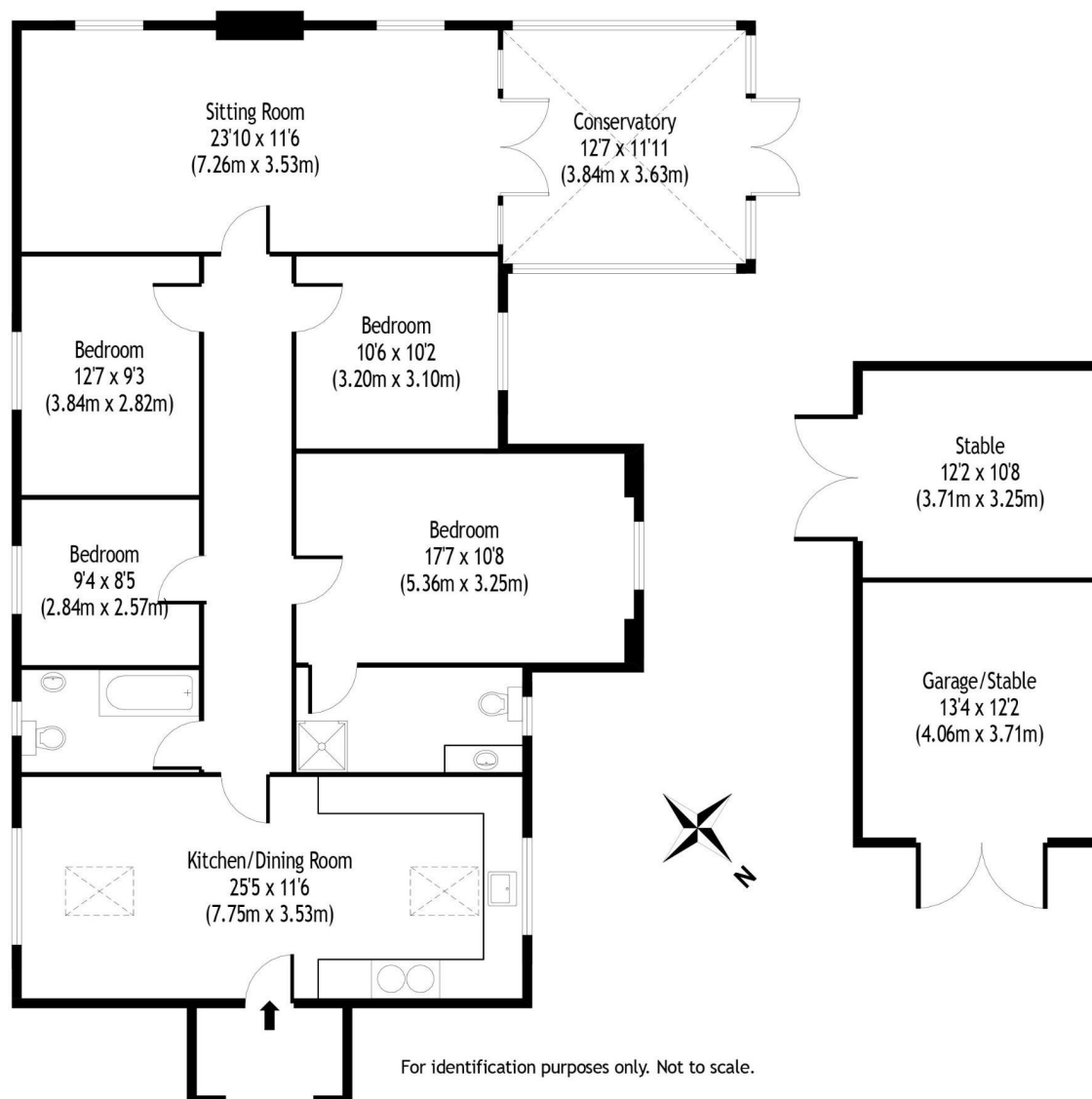








Approx. Gross Internal Floor Area - 1469 Sq ft / 136 Sq M  
Outbuilding - 294 Sq ft / 27 Sq M



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## Outside

This hidden gem is tucked away some 0.75 miles down Blind Lane, a beautiful single way country lane. Electric gates open on to the driveway which leads to the garage/stabling beyond the home and there is parking for multiple vehicles.

The gardens wrap around the home offering pleasant views from the house in to the surrounding mature grounds which are predominantly laid to lawn and enclosed by mature hedges, trees and fencing. To the foot of the garden is the opportunity to create a small paddocks for those looking to potentially have a pony or a small holdings.

## Location

Located between Little Burstead and Herongate within the much sought-after catchment of St Martins School, Hanging Hill Lane, Hutton, the property is approximately 3 miles from Billericay Town offering good shopping and mainline rail station offering services to London Liverpool Street with the journey time of approximately 30 minutes.

The property is nestled in a private residential road with good access for A127 and associated major road links (2.5 miles) A12 6 miles and the M25 within 7 miles. Other nearby towns include Brentwood (5 miles) and Shenfield (5.5 miles). The local area offers a popular farm shop and golf course which are within 2 miles.

## Directions

We recommend that all viewers approach Blind Lane from Billericay Road and proceed along Blind Lane for approximately half a mile turning left at the property 'Greenglades'. Continue along following the road around to the left as if almost coming back on yourself where the property can be found on your left-hand side. We recommend that viewers ask Fenn Wright exactly where the property is before viewing the property.

## Important Information

Council Tax Band - F

Services - We understand that mains water and electricity are connected to the property together with Oil fired central heating and a private drainage system.

Tenure – Freehold

EPC- C

Our ref – BMR





