



Bulphan Guide Price £925,000-£950,000



The Property

Situated within a select modern development in the highly desirable village of Bulphan, this outstanding five-bedroom detached residence offers luxurious family living and an impressive A-rated EPC, enhanced by 32 solar panels for exceptional energy efficiency.

A welcoming reception hall leads to a spacious air-conditioned living room and an additional sitting room, ideal for family life, entertaining, or home working. At the heart of the home is a superb open-plan kitchen/dining room overlooking the landscaped rear garden, complemented by a utility room, pantry, and cloakroom.

The first floor features five generous bedrooms, including two principal suites with stylish en-suites. The main bedroom also benefits from air conditioning, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the beautifully landscaped rear garden provides an ideal entertaining space, complete with a stunning pavilion, spa bath, and fire pit. Further benefits include an integral double garage, ample parking, EV charging point, and a comprehensive CCTV security system.

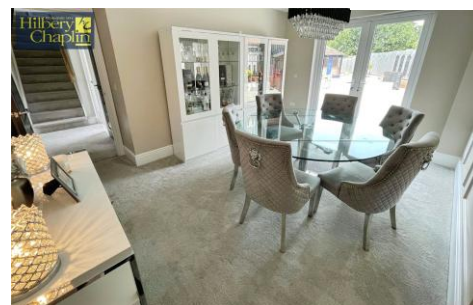
Combining contemporary luxury, modern technology, and a sought-after semi-rural location, this exceptional home presents a rare opportunity to acquire a truly impressive family residence.

Council Tax Band G

E.P.C. rating A

FOR FURTHER DETAILS AND TO ARRANGE A VIEWING CALL: 01708 457916

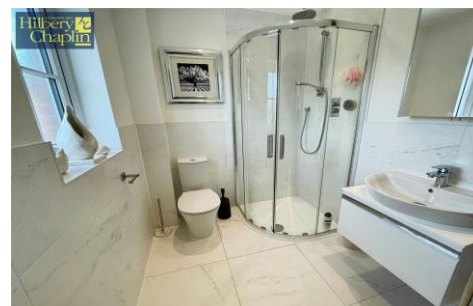
An Exceptional Five-Bedroom Family Residence in a Prestigious Semi-Rural Setting.



Location

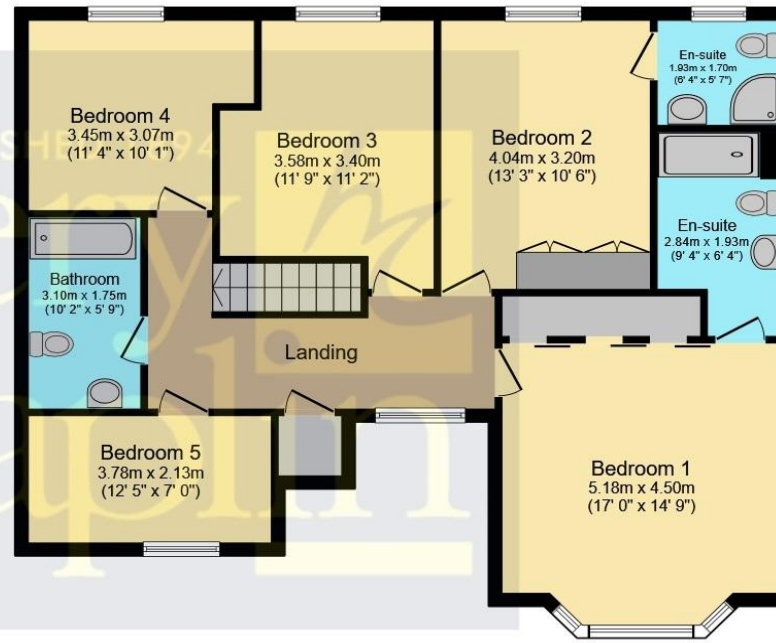
Farriers Way occupies a desirable position within the popular village of Bulphan, a charming semi-rural Essex location that combines countryside living with excellent connectivity. Surrounded by open farmland, the village offers a peaceful setting while remaining conveniently placed for access to London, Essex and the wider South East. Local amenities include a village hall, recreation ground, shop, Post Office facilities and the historic St Mary's Church, which forms a focal point of the community. Families are well catered for with Bulphan Church of England Academy Primary School in the village and a choice of well-regarded secondary schools in nearby Orsett, West Horndon and Basildon.

The location is particularly appealing for commuters, with mainline rail services available from West Horndon, Upminster and Basildon, providing direct links to London Fenchurch Street and connections to the wider transport network, including the London Underground and Elizabeth Line. Excellent road links via the A127, A13, A128 and M25 ensure easy access across the region. Residents can also enjoy a wealth of leisure opportunities, including country walks, cycling routes, golf courses, equestrian facilities and nature reserves, while nearby attractions such as Orsett Hall Hotel & Spa and Lakeside Shopping Centre offer an excellent range of dining, leisure and retail amenities.





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PLEASE NOTE : Hilbery Chaplin, for themselves and for the vendors or lessors of this property give notice that : (1) These particulars do not constitute any part of an offer or a contract; (2) All descriptions, dimensions and other particulars are given only to present a fair overall view and, whilst believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Hilbery Chaplin has any authority to make or give any representation or warranty, whatever, in relation to this property; (4) We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise; (5) Fixtures and fittings mentioned may not be included if an offer is accepted; (6) No enquiries have been made relating to Town Planning or Building Regulation Approval.