bear ESTATE AGENTS

114, PRIESTS LANE

Shenfield, Brentwood

A substantial new home across three floors

GUIDE PRICE

£2,500,000



MARKETED BY BEAR ESTATE AGENTS

A NEW HOME TO MAKE YOUR OWN

Space, light and choice

Bear Estate Agents are delighted to present this substantial detached new-build home on sought-after Priests Lane. Planned across three floors, the property offers generous family accommodation, multiple reception spaces and an impressive collection of bedroom suites.

THE PROPERTY

A rare Shenfield opportunity

The build is currently at Stage 2 and awaiting fit-out. Purchasers may be able to discuss interior finishes and design details, subject to the build schedule and agreement.



5	3	5
BEDROOMS	FLOORS	EN-SUITES

GROUND FLOOR

Made for everyday living

A generous open-plan kitchen and living space forms the heart of the home, with separate reception rooms for quieter moments and entertaining.



OPEN-PLAN LIVING

Kitchen and family living area



DINING ROOM

A separate space for meals and gatherings



UTILITY ROOM

Practical space with dedicated storage

GROUND-FLOOR ACCOMMODATION

Lounge, dining room, open-plan kitchen and living area, utility room and cloakroom, arranged for everyday family life.

FIRST FLOOR

Bedrooms

Four double bedrooms are planned on the first floor. The images below show the bedroom spaces.

BEDROOM VIEWS



BEDROOM VIEW



BEDROOM VIEW



BEDROOM VIEW

SECOND FLOOR

The principal suite



PRINCIPAL BEDROOM



DRESSING ROOM



EN-SUITE BATHROOM

A spacious principal suite on the top floor, with a dedicated dressing room and private en-suite.

ROOM SCHEDULE

Planned room dimensions

Room names and measurements transcribed from the supplied floor plan. Dimensions are shown in feet and inches, followed by metres.

GROUND FLOOR		FIRST FLOOR		SECOND FLOOR & OUTBUILDING	
Kitchen / living space 8.3 x 7.7 m	27'3" x 25'3"	**Bedroom 1** 5.1 x 3.8 m	16'9" x 12'6"	**Principal bedroom** 6.3 x 4.8 m	20'8" x 15'11"
Sitting room 5.3 x 3.3 m	17'5" x 10'8"	**Bedroom 2** 4.4 x 3.3 m	14'5" x 10'10"	**Outbuilding** 5.0 x 3.1 m	16'5" x 10'2"
Dining room 3.7 x 3.1 m	12'2" x 10'2"	**Bedroom 3** 5.7 x 3.5 m	18'8" x 11'6"		
Utility room 3.6 x 2.5 m	12'1" x 8'2"	**Bedroom 4** 5.7 x 5.1 m	18'7" x 16'9"		
		Study 3.1 x 2.9 m	10'2" x 9'5"		

PLEASE NOTE

The plan does not state measurements for the dressing room, en-suites, cloakroom, hallway or landing. These spaces are not listed with dimensions. Confirm final sizes with the selling agent.

THE PLANS

A home across three floors

Supplied floor plan showing the proposed arrangement and separate outbuilding. Confirm final layouts and dimensions with the selling agent.



OUTSIDE

A garden with room to grow

Plans provide for a private front garden, driveway parking and a landscaped rear garden, with a newly built outbuilding offering flexible additional space.



SHENFIELD, BRENTWOOD

The property is within reach of Shenfield and Brentwood High Streets, with Shenfield mainline station close by for convenient transport links.



Images are for illustrative purposes only and may not represent the finished property. Build stage, specification, finishes and dimensions are subject to confirmation.

THE SETTING

A wider view

Aerial views of the home, gardens and surrounding neighbourhood.



THE NEIGHBOURHOOD

A wide aerial view of the surrounding area.



THE PROPERTY

An overhead view of the house and garden.