



Keith  
Ashton

*Signature Homes*

Exclusively for the Promotion of Premium Properties





## THE MIMOSA HOUSE WEALD ROAD

Brentwood, CM14 5QS

A fine detached 5/6 bedroom property situated in a rural location opposite South Weald Country Park, and commands a bold elevated position on a plot in excess of one-third of an acre with an impressive outlook across the front lawn towards Weald Park.

Guide Price £1,400,000

- UNIQUE 5/6 BEDROOM PROPERTY
- SOUGHT AFTER RURAL LOCATION
- OPPOSITE SOUTH WEALD PARK
- PLOT IN EXCESS OF A THIRD OF AN ACRE
- POTENTIAL FOR ANNEX
- DETACHED DOUBLE GARAGE
- EXTENSIVE SHINGLE DRIVEWAY
- RECENTLY EXTENSIVELY REFURBISHED



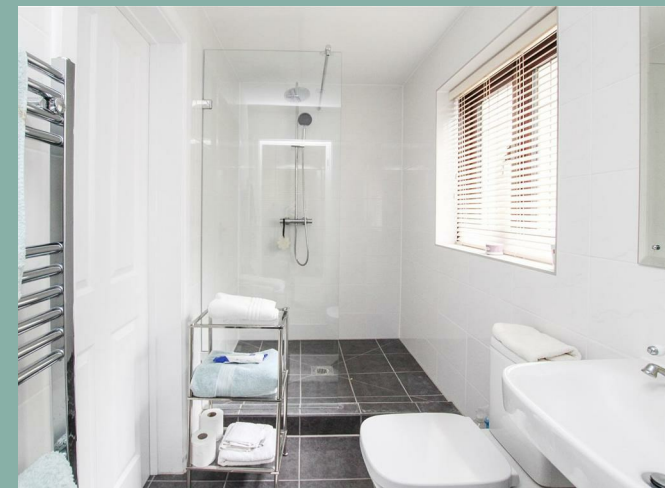
## Description

Approached through wrought iron gates which in turn lead to an extensive shingle driveway extending to one side of the property leading to a detached double garage. This delightful character house offers stylish and flexible accommodation which in recent months has undergone a complete refurbishment. The solid oak entrance door is of substantial proportions and heft opening to a wide hallway. Most of the rooms are on the ground floor with just two rooms on the first floor with part restricted headroom and accessed via a staircase from the dining room and gallery, the dining room has a low arched doorway beneath the staircase hiding a quaint wine cupboard, there is a large main living room with fireplace and split level sitting area which has fine views overlooking the landscaped gardens surrounding the house, there is a modern Shaker style kitchen with appliances, both the rear lobby and utility room have further matching kitchen units. There are four double bedrooms two sharing an en suite shower room, two further modern bathrooms with contemporary walk-in shower areas. Following the refurbishment, much of the flooring is now high-quality polished wood.

The house has the potential for being divided to use as an annex with a separate entrance already in place.

The remainder of the grounds are mainly lawned with established trees with various mature flower and shrub areas. To the rear of the property is a paved patio area which enjoys an outlook across the boundary of the grounds of the Rochetts Estate.

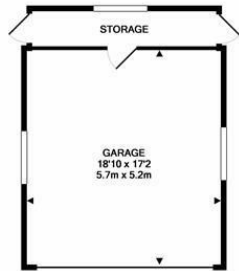
South Weald is a highly sought after village location on the outskirts of Brentwood with highly regarded Junior School nearby, with Weald County Park offering nearly 500 acres of country park and parkland established over 700 years. Whilst offering village life the accessibility to the M25 interchange is within a short driving distance as is Brentwood Town Centre and Station with its links to Stratford, London Liverpool Street and Crossrail link expansion project providing a service to West London.



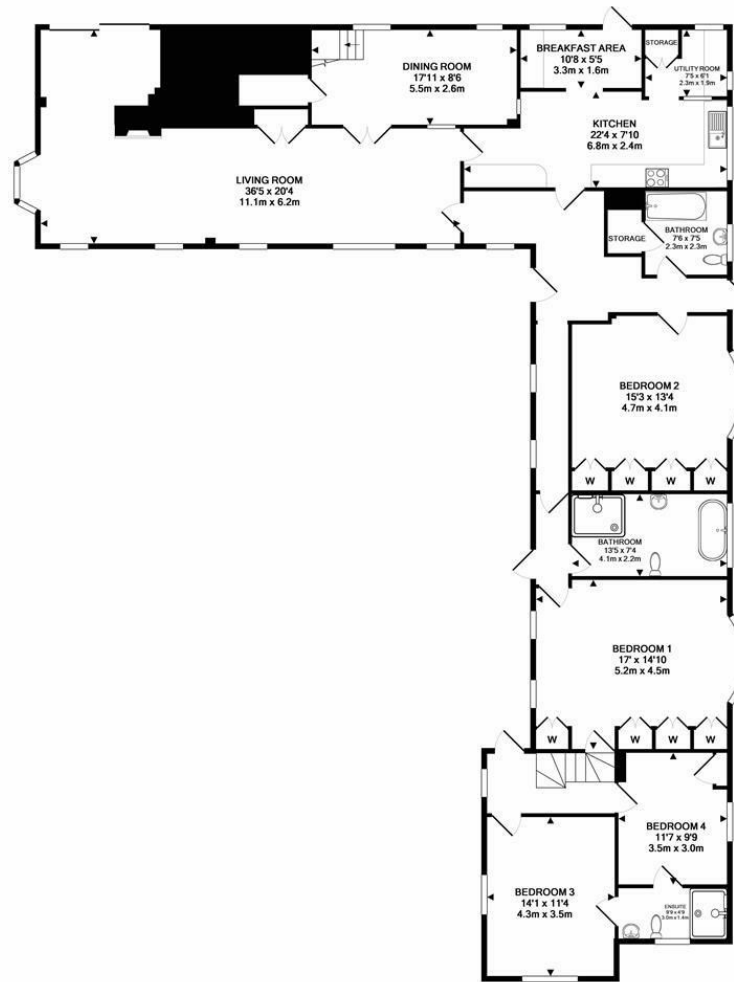




1ST FLOOR  
APPROX. FLOOR  
AREA 183 SQ.FT.  
(17.0 SQ.M.)



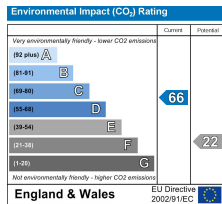
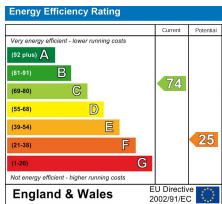
GARAGE  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 2148 SQ.FT.  
(199.7 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2710 SQ.FT. (251.7 SQ.M.)**

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
Made with Metropix ©2019



**SERVICES:**

Local Authority: Brentwood  
Council tax band: G  
Post Code: CM14 5Q5

**VIEWING:**

Strictly by prior arrangement with Keith Ashton Estate Agents

**MORTGAGE INFORMATION:**

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



WE THE AGENT HAVE NOT TESTED ANY APPARATUS, FITTINGS OR SERVICES FOR THIS PROPERTY. THE PLOT SIZE IS INTENDED MERELY AS A GUIDE AND HAS NOT BEEN OFFICIAL MEASURED OR VERIFIED BY THE AGENT. PHOTOGRAPHS ARE FOR ILLUSTRATION ONLY AND MAY DEPICT ITEMS WHICH ARE NOT FOR SALE OR INCLUDED IN THE SALE OF THE PROPERTY.

Brentwood 01277 260858  
Village Office 01277 375757  
Lettings Office 01277 202200

**OPENING HOURS:**  
Monday to Friday: 8.45AM - 6.30PM  
Saturdays: 9AM - 5.30PM Sundays: 10AM - 2PM

[www.keithashton.co.uk](http://www.keithashton.co.uk)

