



PERIOD  
HOMES



Navestockside  
Brentwood CM14 5SD  
GUIDE PRICE £800,000 - £825,000

# Navestockside, Brentwood, CM14 5SD

GUIDE PRICE : £800,000 - £825,000

This charming Jacobean house is set in an idyllic location on Navestockside, opposite the cricket green with spectacular farmland views to the rear. Whilst semi-rural, Brentwood Station can be reached by car in approximately ten minutes with direct links into London Liverpool Street.

Originally two cottages, this beautifully maintained detached home is full of characterful features. The house is approached by a block paved driveway with off street parking for multiple vehicles. Upon entering, you're welcomed by a porch, perfect for shoe storage. From there, the impressive open plan reception/dining room features original timber beams and an exposed brick wall with Inglenook fireplace, completed with a wood burner, ideal for cosy winter months. The dining area overlooks the beautiful garden and has bi-folding doors for seamless indoor-outdoor living in the summer. To the right of the dining area is the kitchen, renovated within the last two years featuring integrated appliances, shaker style units and quartz worktops. The remainder of the downstairs comprises a large utility room, a w/c, and a third double bedroom.

Upstairs, there are two good sized double bedrooms, both with built in wardrobes, and a bathroom. Originally, the house contained three bedrooms upstairs and can be converted back by re-instating the stud wall to the principal bedroom.

The magnificent garden extends to approximately 100 ft and is bordered with glass panels at the rear, offering uninterrupted views over open farmland. There is a large patio area perfect for al fresco dining and entertaining, as well as a pond that adds to the tranquil setting. Furthermore, there is wide side access on the right side of the house, complete with a log store.

To the rear of the garden, a high-spec garden office offers the perfect work from home solution, featuring CAT 6 cabling, air conditioning/heating, TV point, and bi-folding doors that frame the stunning farmland views. A second, substantial outbuilding provides excellent storage and houses additional appliances.

**Disclaimer:** We declare a personal interest in the sale of this property with ownership by a member of our team. As such, the transaction will be handled by a third party within our company.





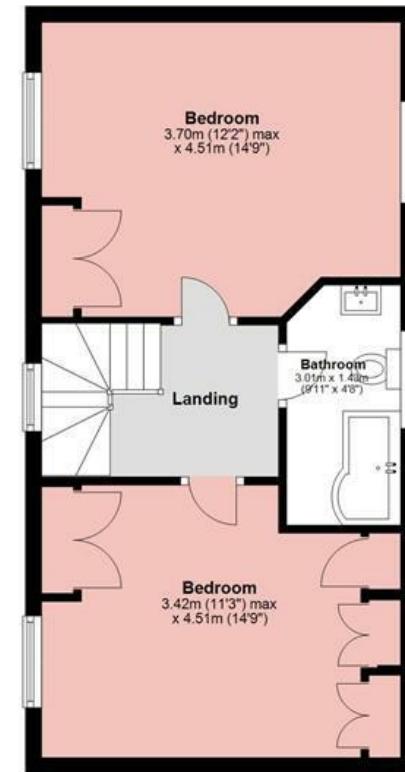




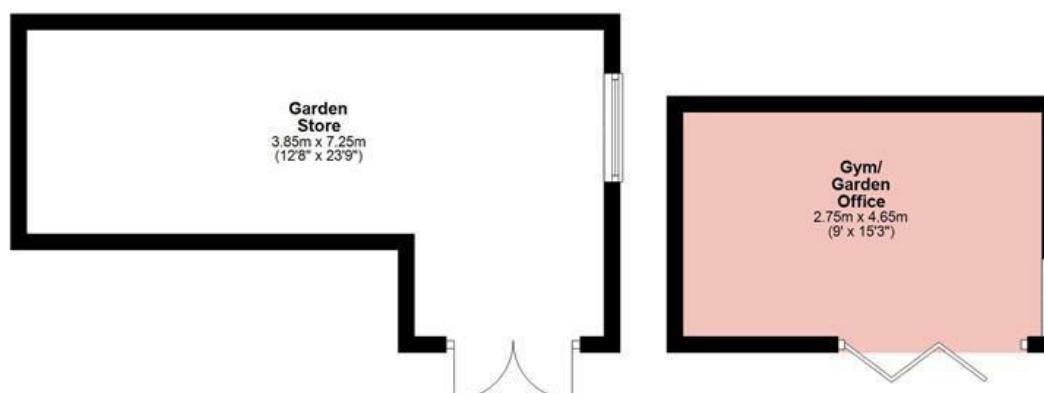
**Ground Floor**  
Approx. 78.6 sq. metres (846.0 sq. feet)



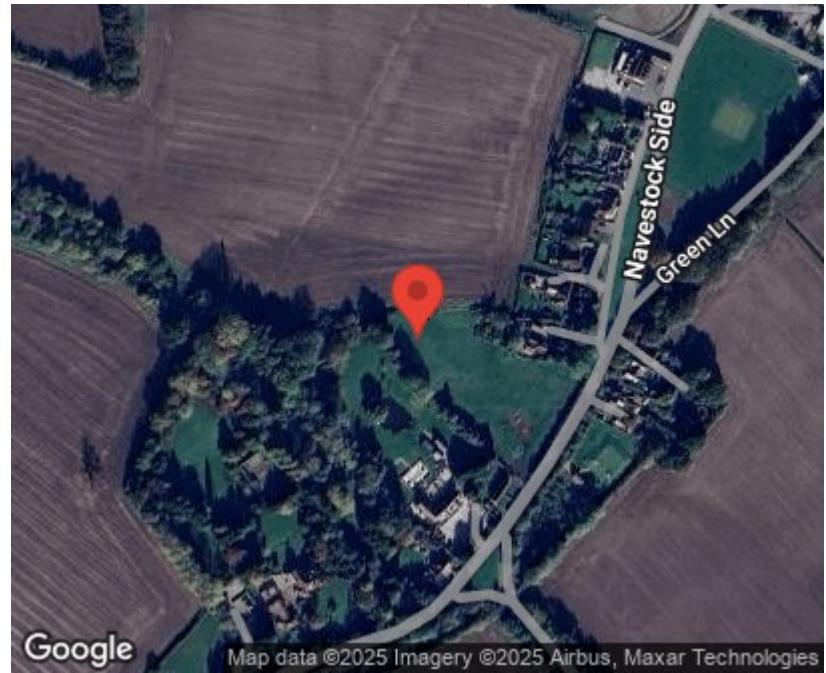
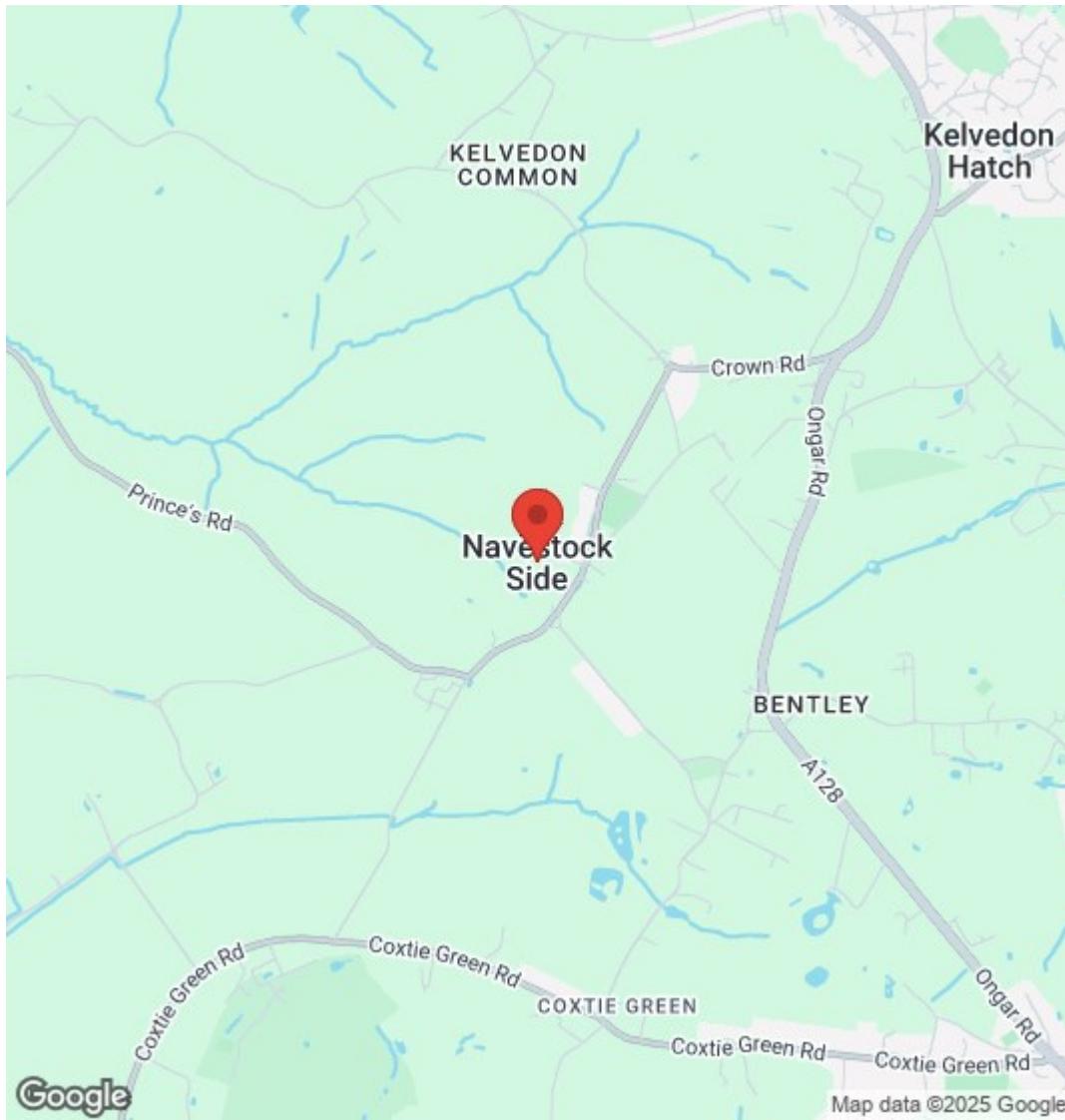
**First Floor**  
Approx. 41.6 sq. metres (447.8 sq. feet)



**Outbuilding**  
Approx. 34.4 sq. metres (370.6 sq. feet)



Total area: approx. 154.8 sq. metres (1666.3 sq. feet)  
Navestockside



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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