



PERIOD
HOMES



Cricketers Lane
Herongate, Brentwood CM13 3PZ
£725,000

Cricketers Lane, Herongate, Brentwood, CM13 3PZ

Located in the picturesque and sought-after village of Herongate is this delightful Grade II listed cottage with period charm and character throughout. Exposed beams and a feature fireplace create warmth and authenticity.

The cosy sitting room features an open fireplace and is complemented by three reception rooms offering flexibility for entertaining, relaxing, or working from home. The bespoke kitchen opens directly onto the rear garden and there's also a convenient downstairs WC.

The spiral staircase, from the rear reception takes you to the first floor of the property, you'll find three spacious double bedrooms, two of which boast feature fireplaces and built-in storage. There is also a generous loft storage space with scope for conversion—subject to the necessary planning permissions—into a home office or fourth bedroom.

The rear garden is both private and unoverlooked, with mature trees and shrubs, a pretty lawned area, and an outbuilding that presents further potential for conversion, again subject to planning. The front garden is equally attractive, creating a lovely first impression and offering direct access to village life, with local pubs, shops, and amenities just a short stroll away.

This is a rare opportunity to own a character-filled home in a peaceful yet well-connected village—ideal for families, professionals, or those seeking a slower pace of life in a charming rural setting.









CRICKETERS LANE

Approx. Gross Internal Area 124.7 Sq M (1342.2 Sq Ft)

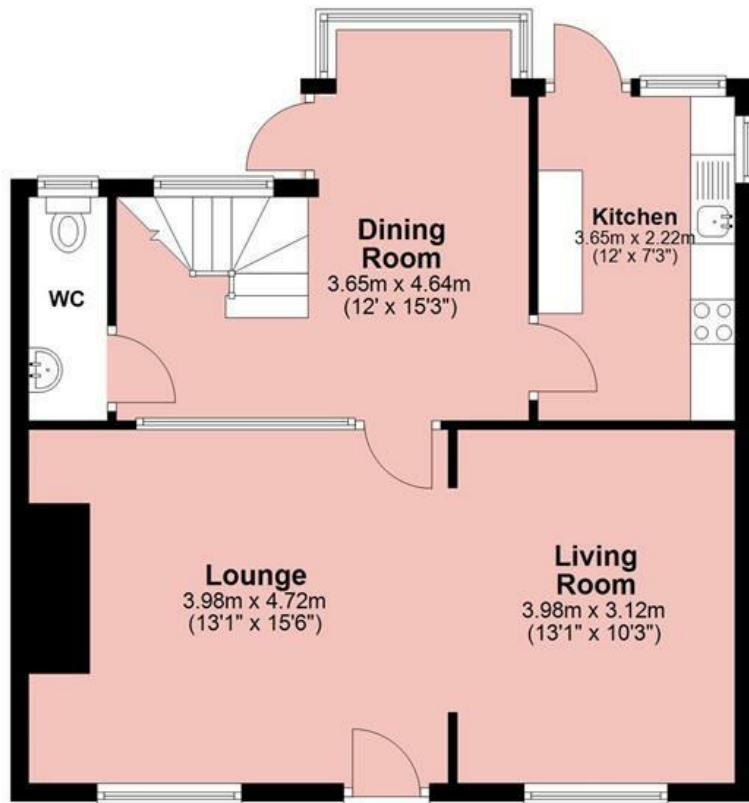


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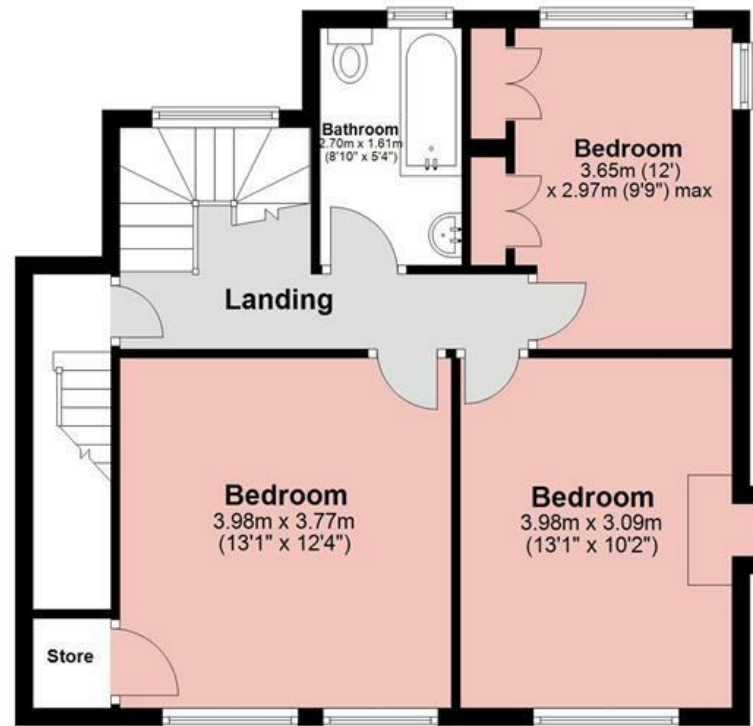
Ground Floor

Approx. 58.4 sq. metres (629.0 sq. feet)



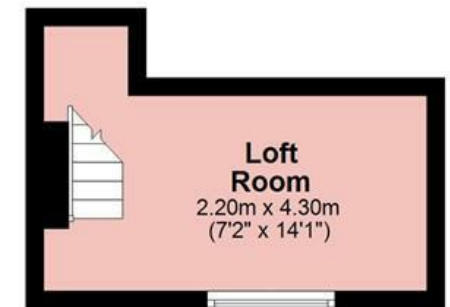
First Floor

Approx. 56.1 sq. metres (603.4 sq. feet)

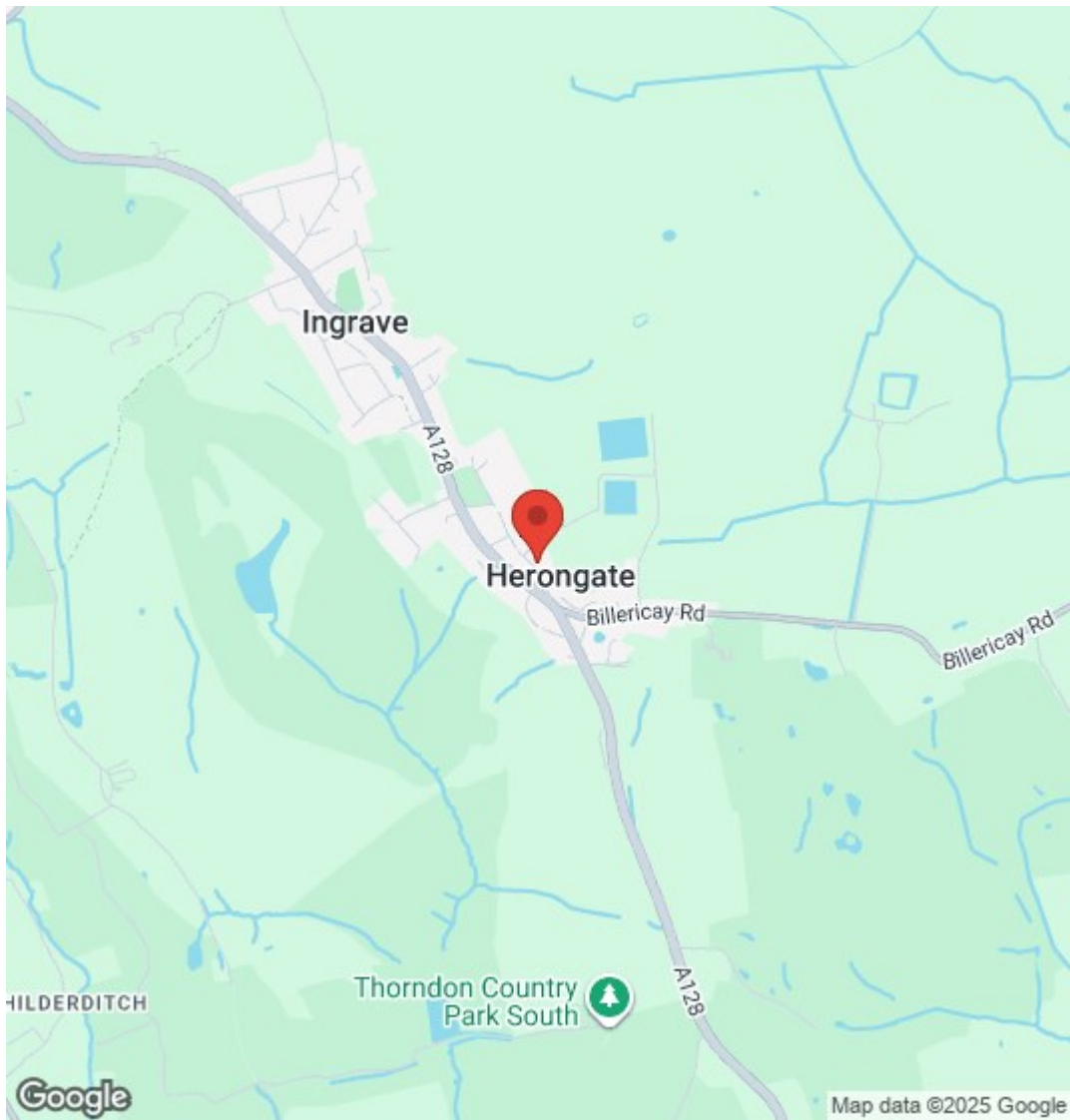


Second Floor

Approx. 10.2 sq. metres (109.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.



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