



PERIOD
HOMES



Cricketers Lane
Herongate CM13 3QB
Guide Price: £1,300,000 – £1,400,000

Cricketers Lane, Herongate, CM13 3QB

GUIDE £1,300,000 - £1,400,000

This exceptional Grade II listed Georgian residence is beautifully presented and brimming with charm and character. Believed to have originally been two cottages, it has been cleverly combined to form one substantial five-bedroom home, offering an elegant blend of period opulence and modern family living. Extensively refurbished in recent years, the property retains its original features, with impressive bay-fronted reception rooms overlooking the cricket pitch, exquisite fireplaces, and panelled detailing, while the kitchen/breakfast room with its bespoke cabinetry, large central island and seamless connection to the terrace provides the perfect setting for both family life and entertaining. Complemented by a snug, utility room and a further reception space with log burner, the layout is both practical and inviting. Upstairs, five generous double bedrooms include two superb suites, each with its own en suite and walk-in wardrobe/dressing area, together with a luxury family bathroom featuring a freestanding bath and walk-in shower.

The grounds, extending to around 0.23 acres are a particular highlight: beautifully landscaped and wonderfully private, incorporating a sun terrace with pergola ideal for al fresco dining, as well as a large detached outbuilding offering versatile use as a home office, gym, games room or potential annexe. A shingled driveway provides ample parking, while the double garage has been adapted into a workshop and gym but could easily be reinstated if required.

Enjoying an enviable position overlooking the Village Cricket Green in Herongate, one of Brentwood's most sought-after country suburbs, the setting is idyllic yet convenient. The village offers three country pubs, a store, and easy access to Thorndon Country Park with its 500 acres of woodland and golf course. Families are well served by excellent local schools, including Ingrave Johnstone Primary and St Martins Senior, with Brentwood School also within easy reach. For commuters, West Horndon Station (2.1 miles) provides a direct service to London Fenchurch Street, while Brentwood Station (3.2 miles) connects via the Elizabeth Line to Liverpool Street and Paddington, with the M25, M11, Stansted and London City airports all close at hand.









59 MAXES, CRICKETERS LANE

Approx. Gross Internal Area 287 Sq M (3089.6 Sq Ft)

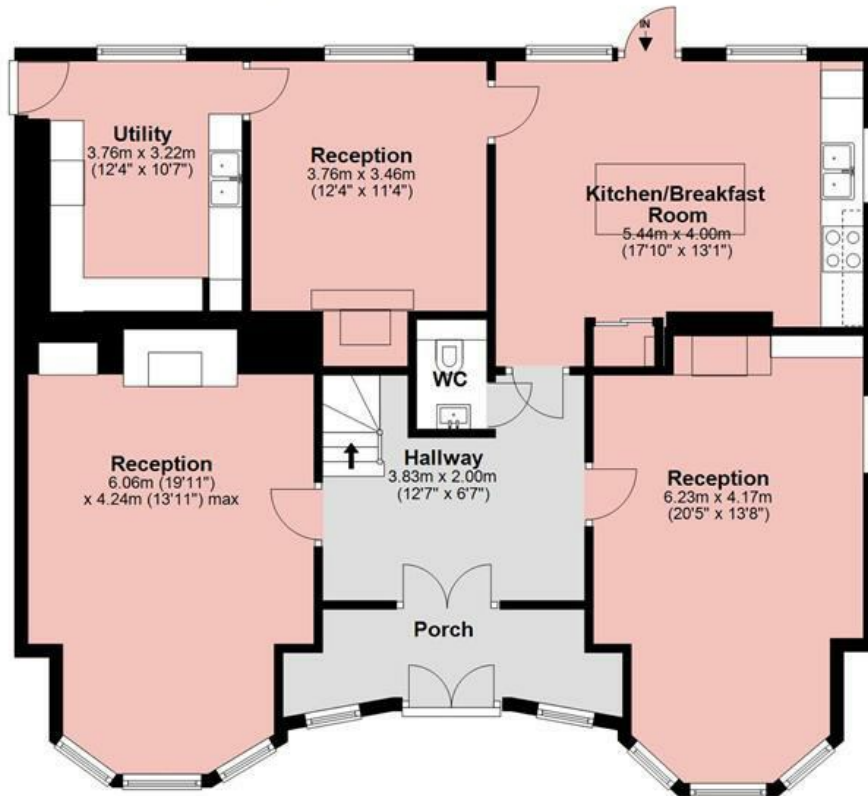


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Ground Floor

Approx. 123.5 sq. metres (1329.0 sq. feet)



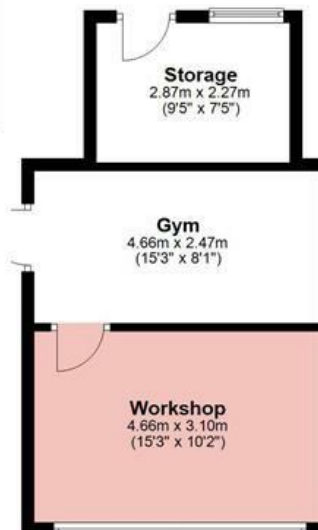
Studio

Approx. 18.6 sq. metres (200.3 sq. feet)



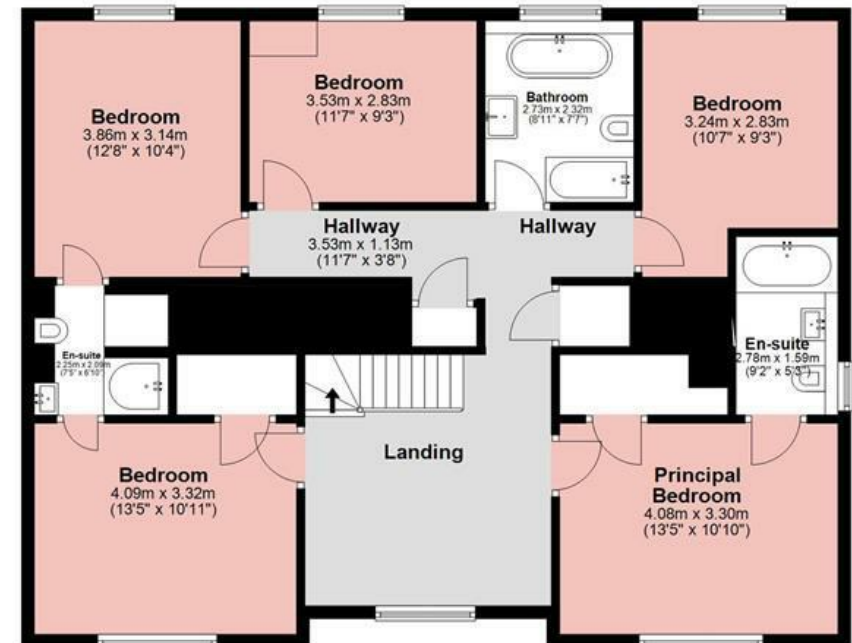
Outbuilding

Approx. 33.5 sq. metres (360.4 sq. feet)

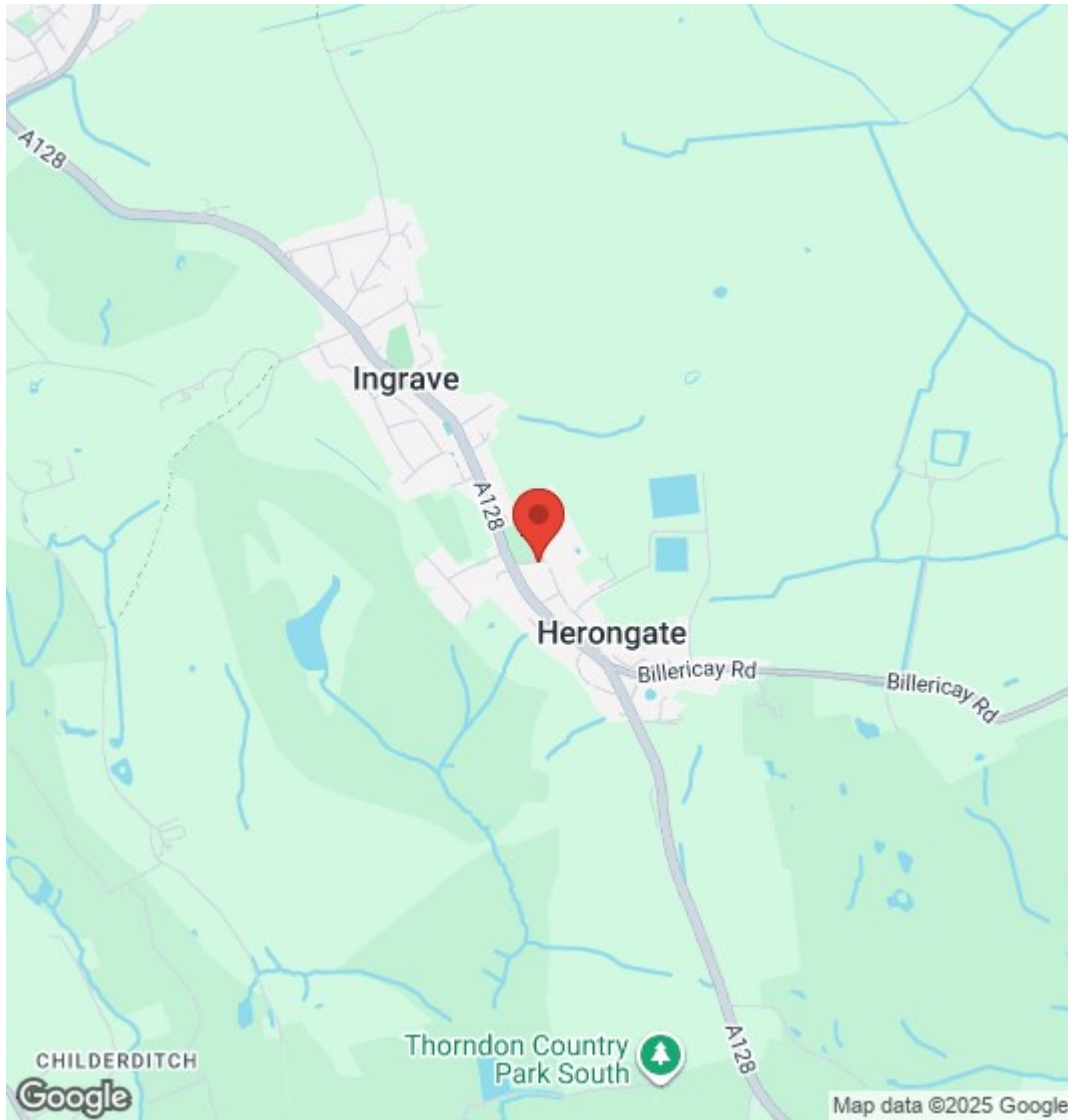


First Floor

Approx. 111.5 sq. metres (1200.0 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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