



Childerditch Lane  
Little Warley, Brentwood CM13 3EQ  
£3,500,000-£3,700,000



## Childerditch Lane, Little Warley, Brentwood, CM13 3EQ

This exquisite country house, located in the peaceful area of Childerditch, Little Warley, Brentwood, sits on a plot of over 1.6 acres and boasts breathtaking views of the surrounding countryside. The property has been thoughtfully extended and meticulously renovated to offer luxurious living spaces while maintaining its classic charm.

As you step through the entrance, you're greeted by an impressive reception hallway with a grand gallery landing. The ground floor features three spacious reception rooms, complemented by a large, modern kitchen-family room, perfect for entertaining. Additionally, there's a dedicated home office and a convenient utility room.

The first floor houses five well-proportioned bedrooms, three of which come with en-suite bathrooms..

Externally, the property is an oasis of relaxation and entertainment. The outdoor heated pool is adjacent to a superb games complex that includes a separate kitchen, bathrooms, and changing rooms—ideal for hosting gatherings or simply enjoying leisure time. The electronically operated gates open to a sweeping driveway, leading to a pair of double garages, providing ample parking space.

This home is conveniently located near Brentwood, offering easy access to an array of amenities, including boutique shops, dining options, and essential services. The area is well-served by reputable schools, with nearby options such as Brentwood School and Shenfield High School, making it an excellent choice for families. For commuters, the property offers swift connections to the A127 and M25, with Brentwood and Shenfield railway stations providing direct services to London Liverpool Street.

Offered with no onward chain, this property is ready for you to move in and enjoy the best of country living combined with modern convenience.

















**Ground Floor**  
Approx. 188.5 sq. metres (2028.9 sq. feet)



**First Floor**  
Approx. 155.2 sq. metres (1671.1 sq. feet)

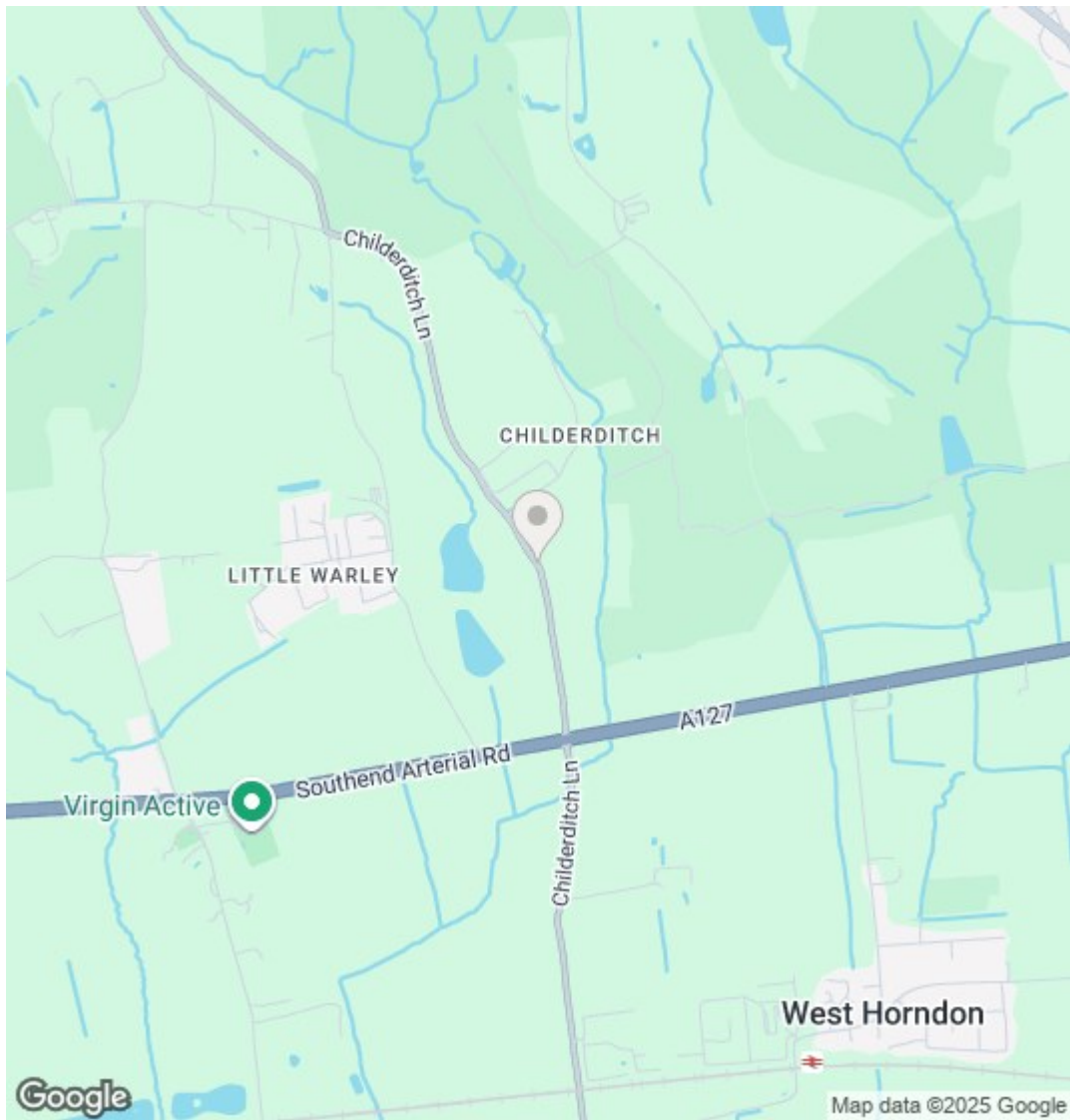


**Pool House**

**Outbuilding Area**  
Approx. 64.8 sq. metres (697.6 sq. feet)



**Garage Area**  
Approx. 86.1 sq. metres (927.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	74

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		
England & Wales	EU Directive 2002/91/EC	

PLEASE CALL 01277 355005 TO ARRANGE A VIEWING  
[www.walkersstates.co.uk](http://www.walkersstates.co.uk)

INDEPENDENT ESTATE AGENTS - VALUATIONS WITH NO OBLIGATION – PROFESSIONAL SERVICE

These particulars do not constitute, nor constitute any part of an offer or contract. All measurements are given as a guide, no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or mis-statement in these particulars. Walkers Village & Country Homes Limited do not make or give, whether in these particulars, during negotiations or otherwise, any representation whatsoever in relation to this property.



