



Honeypot Lane  
Brentwood CM14 4QT  
Guide Price £1,450,000



# Honeypot Lane, Brentwood, CM14 4QT

GUIDE PRICE £1,450,000 - £1,500,000

Welcome to this exquisite newly constructed and finished five bedroom detached house, finished to a high specification and featuring air condition and Sonos Sound System throughout. As you approach, you are greeted by a gated paved driveway that can accommodate multiple cars. Stepping inside, you'll immediately appreciate the grandeur of the property's spacious entrance hall, which provides access to all rooms on the ground floor.

A stunning French polished oak staircase, accompanied by a wine cabinet, gracefully occupies the entrance hall. The Amtico flooring guides you towards the rear of the home, where you will discover the heart of the house—the kitchen/family room. The kitchen boasts a range of fitted Neff appliances, white quartz worktops and an island with a breakfast bar contribute to the room's modern aesthetic, bi-folding doors invite abundant natural light. The dining room offers an open and seamless flow between spaces. Additionally, there is convenient access to a utility room and a storage room.

The ground floor offers two additional reception rooms that are currently being utilised as a lounge and a snug, complete with a Sonos Surround Sound Cinema System, providing ample space for relaxation and entertainment. A well-appointed WC completes the ground floor layout.

Moving up to the first floor, you'll be welcomed by a grand landing adorned with a beautiful chandelier, on this level, you will find two principle rooms, each with its own dressing room and ensuite bathroom. A family bathroom serves this floor, along with two more generously sized double bedrooms, both equipped with fitted wardrobes. Continuing to the second floor, you'll discover another double bedroom with its own ensuite bathroom, making it an ideal guest room or a private sanctuary for older children.

Externally, the property boasts a landscaped garden, featuring a patio area with firepit, perfect for al fresco dining and entertaining. An artificial lawn area provides a low-maintenance green space. Convenient side pedestrian access enhances accessibility and practicality.

This newly constructed and finished five bedroom detached house offers a blend of elegance, functionality, and contemporary design. With its spacious rooms, luxurious finishes, landscaped garden, and convenient location, this property provides a truly exceptional living experience for discerning homeowners.







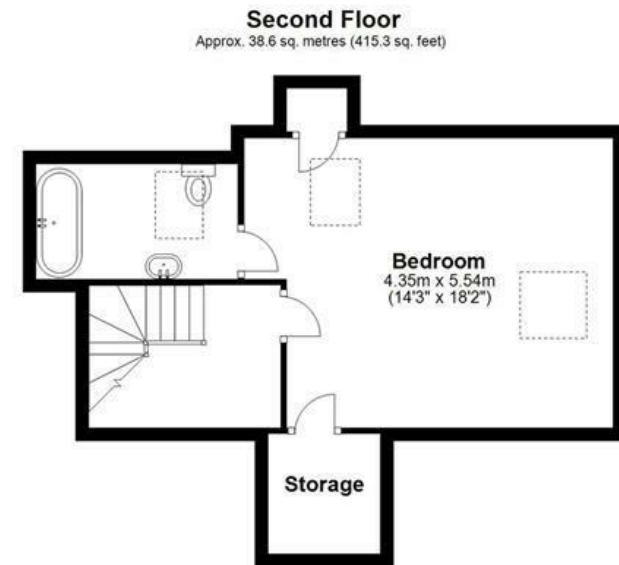
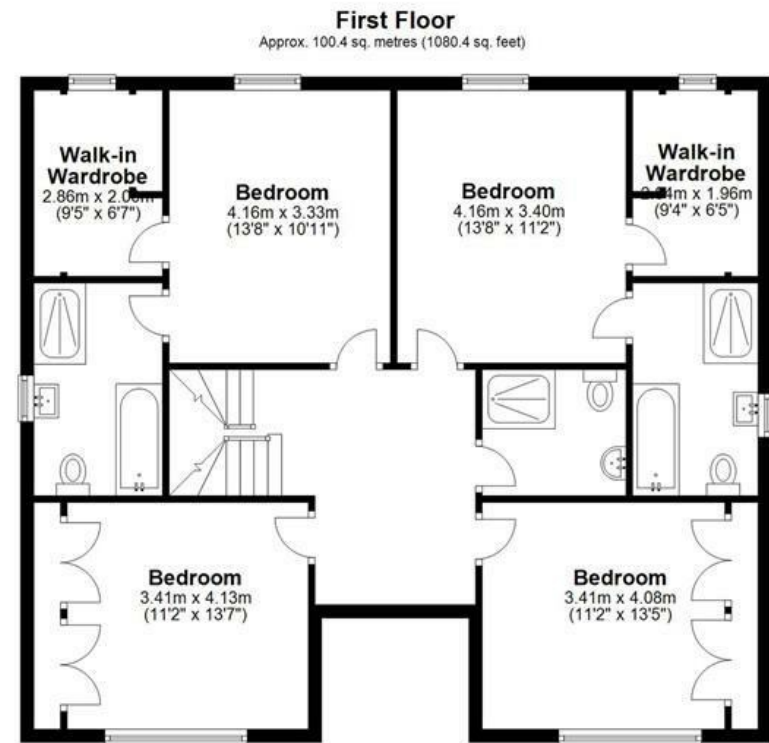












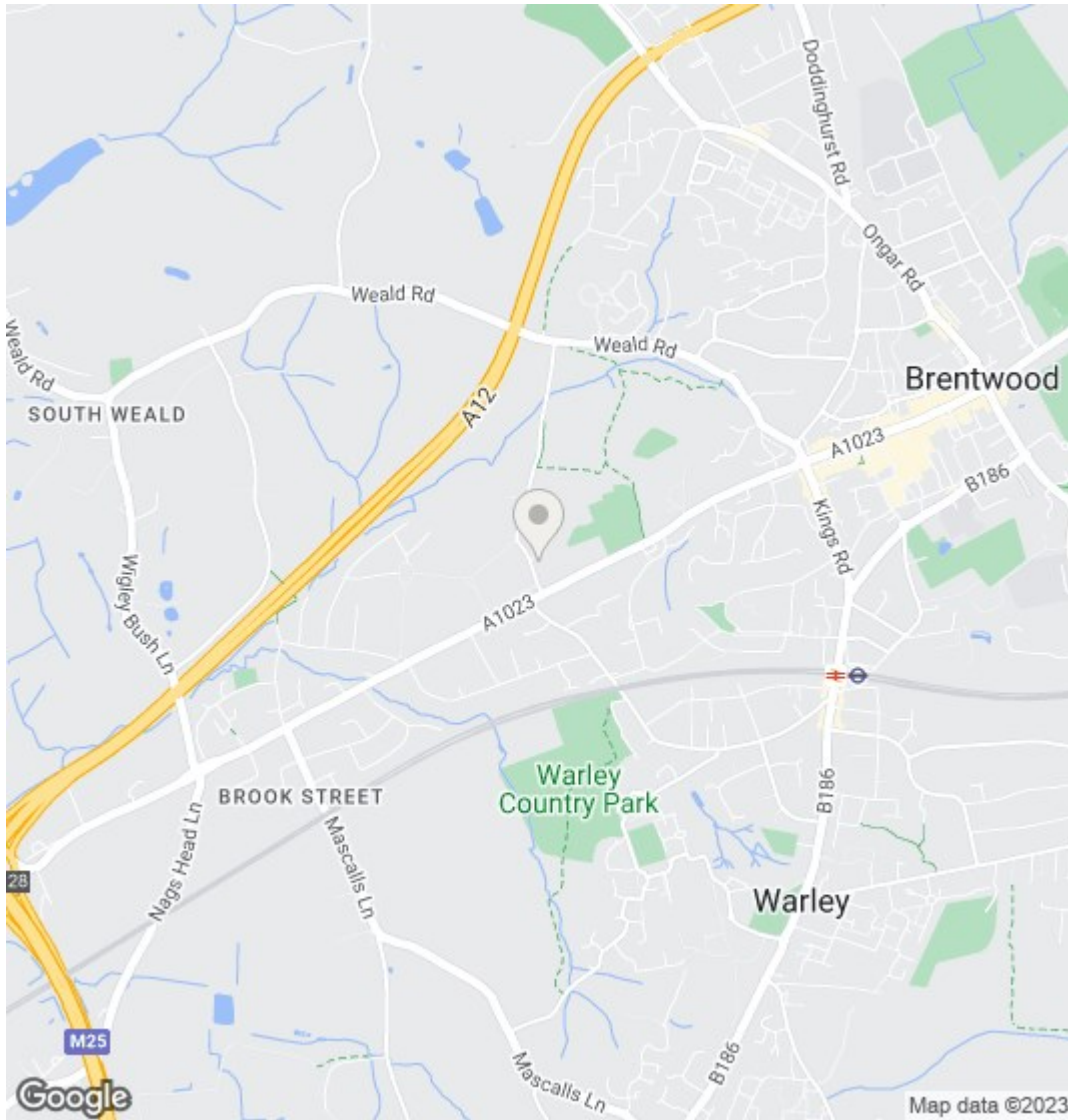
Total area: approx. 261.4 sq. metres (2813.4 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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	

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	

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