



Paul Mason Associates

South Weald Road, Brentwood, Essex, CM14 4QZ

Guide price £1,600,000

- Substantial Property Situated On The Prestigious 'Homesteads' Private Estate
- Five Bedrooms (Master With Dressing Room) / Three Bathrooms
- Lounge / Family Room / Study / Orangery Opening To Gardens
- Spacious Kitchen / Dining Room Plus Utility
- Many Character Features Remain At This Fully Modernised Home
- Within Catchment Of The Sought After St. Peter's Primary School
- Easy Access For Brentwood School, Rail Links To London Plus A12 & M25
- Garden Room Located Within The Landscaped, South West Facing Garden
- Extensive Parking For Numerous Vehicles

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		71	77
EU Directive 2002/91/EC			

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

(Guide Price £1.600,000 to £1,650,000) Gary Townsend at Paul Mason Associates proudly offers this wonderful, five double bedroom family home positioned on an elevated plot in a sought after location. This fully modernised home dates back to the 1930's and a sympathetic renovation has enabled a wealth of character and charm to remain, yet offering modern living for any family.

The property is situated on the prestigious 'Homesteads Private Estate' with its leafy undulating landscape and which is in the catchment area of the prestigious, St Peters Church of England School. Another benefit is its easy access to the A12, M25 & A127 and just a 5 minute drive (1 mile) to Brentwood's Elizabeth Line Station. Additionally, Shenfield Station is just 2.7 miles from the property which also links the west side of London.

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DISTANCES

St Peter's CoE School: 1.5 miles
Brentwood School: 1.5 miles
Becket Keys: 1.7 miles
Brentwood's (Elizabeth Line): 1 miles
Shenfield Station: 2.5 miles
Road Links M25 & A12: 0.9 miles
(Distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Entered via a solid wood door, stairs to first floor with storage under, glazed 'wine cupboard', Karndean flooring and smooth coved ceiling.

Cloakroom

LLWC and wash hand basin with tiled splashback, tiled flooring and smooth ceiling with sunken spotlights.

Lounge

7.61m x 5.24m (max) (24'11" x 17'2" (max))
A light and airy room with double glazed windows to front and side plus glazed doors to the Kitchen, This interior designed room also houses a log burner with brick recess and oak mantel, architectural radiator, Karndean flooring and smooth ceiling with exposed beams.,

Family Room

4.29m x 3.60m (14'0" x 11'9")
Double glazed window to front, architectural radiator, panelled feature wall, Karndean flooring and smooth ceiling.

Study

2.54m x 2.51m (8'3" x 8'2")
Entered via glazed doors, double glazed window to rear, cupboard housing electronic equipment, radiator, carpet to floor and smooth ceiling.

Kitchen / Dining Room

7.43m x 5.76m (max) (24'4" x 18'10" (max))
A wonderful space with double glazed windows overlooking the rear garden, a range of hand made and painted base and wall units with marble work surface incorporating an inset sink and drainer unit

with central mixer tap, breakfast bar area, space for range cooker and American style fridge / freezer, integrated dishwasher and wine cooler, architectural radiator, Karndean flooring and smooth ceiling with sunken spotlights. French doors to the rear patio and garden.

Orangery

4.54m x 4.12m (14'10" x 13'6")
A light and airy space ideal for taking in the garden views. Two sets of bifolding really bring the outside in and there is an also a roof lantern fitted providing additional light, radiator, Karndean flooring and smooth ceiling with sunken spotlights.

Utility Room

Range of modern bae and wall units with granite work surface and inset butlers sink with central mixer tap, space for washing machine and tumble dryer, wine fridge, radiator, tiled flooring and smooth ceiling with sunken spotlights.

FIRST FLOOR

Landing

The split level landing with built-in storage cupboard, radiator, carpet to floor and smooth ceiling with loft access to the fully boarded loft.

Bedroom One

4.41m x 3.32m (14'5" x 10'10")
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

En-Suite

2.79m x 1.99m (9'1" x 6'6")
A Mode three piece suite consisting of double width walk-in shower, his and her vanity wash hand basins, LLWC, heated towel rail, porcelain tiled flooring and smooth ceiling with sunken spotlights.

Dressing Room

2.62m x 1.93m (8'7" x 6'3")
Range of fitted wardrobes with shelving, carpet to floor and smooth ceiling with sunken spotlights.

Bedroom Two

4.92m x 2.73m (16'1" x 8'11")
Double glazed windows to rear, radiator, carpet to floor and smooth ceiling.
Concealed doorway to en-suite.

En-Suite

Obscured double glazed window to rear, Mode three piece suite incorporating a double width shower, LLWC and wash hand basins with tiled splashback, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

Bedroom Three

4.26m x 3.97m (13'11" x 13'0")
A dual aspect room with double glazed windows to front and side, fitted wardrobes with built-in electrics, radiator, picture rail, carpet to floor and smooth ceiling.

Bedroom Four

3.73m x 3.00m (12'2" x 9'10")
Double glazed window to side, radiator, eaves storage cupboard, picture rail, carpet to floor and smooth ceiling.

Bedroom Five

3.4m x 2.26m (11'1" x 7'4")
Double glazed window to front, built-in cupboard, picture rail, radiator, carpet to floor and smooth ceiling.

Family Bathroom

Fitted with a four piece suite consisting of a Mode freestanding bath with floor mounted tap, walk-in double shower cubicle, LLWC, wash hand basins with tiled splashback, feature quartz wall, traditional style heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Garden Room / Office / Gym

5.77m x 3.78m (18'11" x 12'4")
Positioned at the rear of the garden this flexible space has a vaulted ceiling and two sets of glazed French doors opening to the rear garden. There is also a separate room inside housing a fridge and worksurface and hard wired internet cabling.

Gardens

The landscaped rear garden commences with a slate patio area ideal for al-fresco dining and entertaining and which leads to a level lawn with well stocked borders and a selection of trees and shrubs providing plenty of privacy. To the side of the patio is a gravelled area with storage shed and provides access to the front of the property. There Oisin also an outside tap, lighting and power sockets.

Driveway

The property benefits from an in and out gravel driveway which offers parking for multiple vehicles and leads to a covered carport. There is also an array of planting to the front, plus driveway security posts.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates
01245 382555.



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