





## THE COACH HOUSE WITH PLOT MAGPIE LANE

Little Warley Brentwood, CM13 3DX

£1,325,000

Keith Ashton Estates are delighted to present this fantastic development opportunity, enviably positioned on the Little Warley/Childerditch borders.

Currently offered as a whole (Approx. 0.75 acres), the opportunity comprises a four bedroom detached bungalow, known as The Coach House, with an adjoining plot with plans passed for a substantial single storey dwelling.

- Development opportunity
- Enviably location
- Outstanding views
- Plans passed





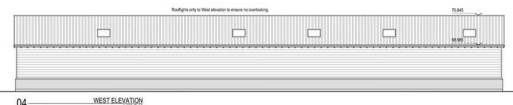
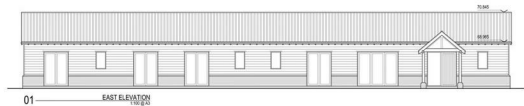
## Description

The Coach House has been a great family home for our vendors, since the 1980's and provides both ample and flexible accommodation throughout. In addition, plans have now also been passed for a substantial detached single-storey dwelling laying adjacent to the main bungalow.

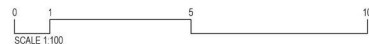
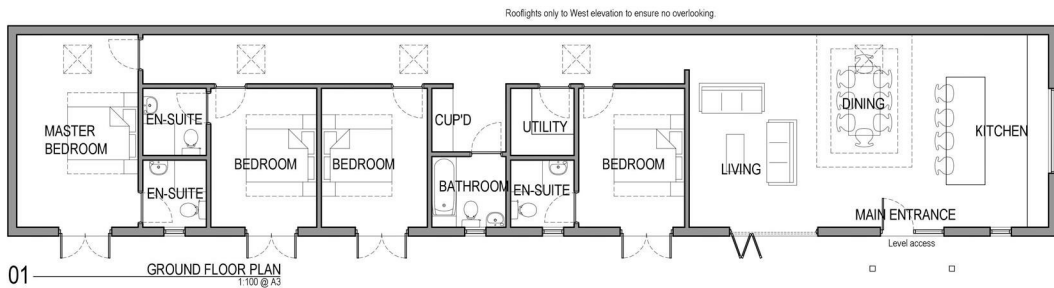
Currently, The Coach House offers a corner position and is surrounded by gardens to all sides. Internally the property provides flexible accommodation, part of which was built as an adjoined new wing in the 1990's. The bungalow provides four double bedrooms with three en-suites as well as a separate shower room. If required, it would be a simple procedure to convert the current breakfast room back into the fifth double bedroom. There are four reception rooms, in addition to two kitchens, one of which is used as a full-sized utility room."

Flanking the bungalow is a separate barn, with plans passed - see attached details.

In our opinion, The Old Coach House provides a perfect opportunity for anybody looking to invest or develop an existing dwelling, in addition to a secondary option in creating a complete new-build.



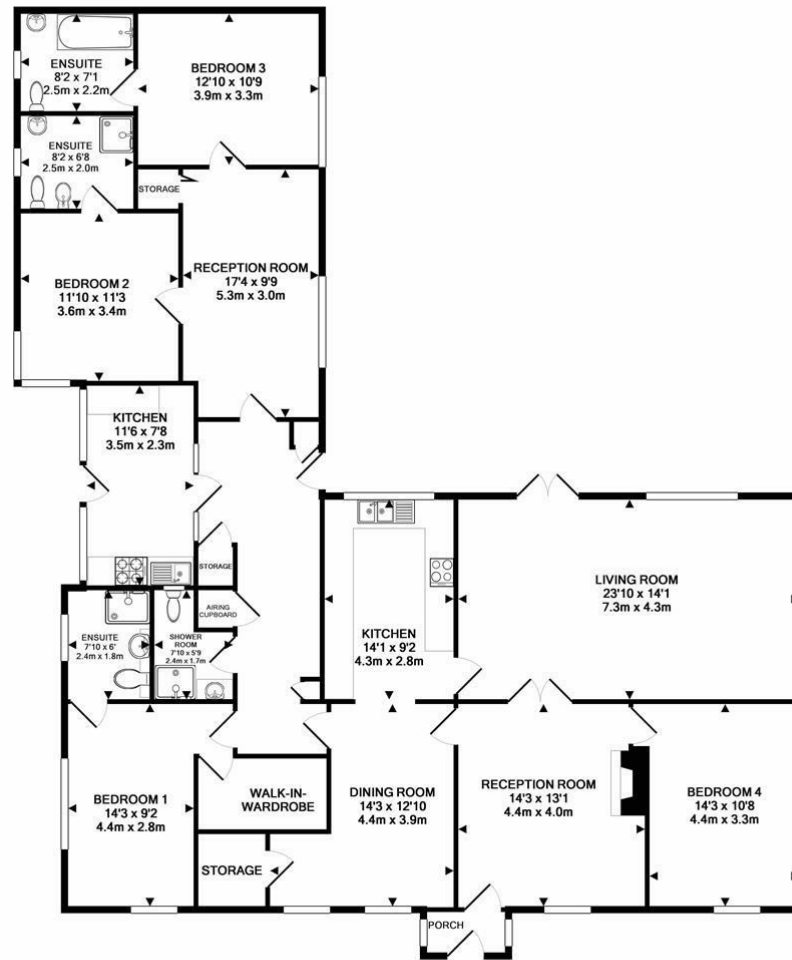
REVISIONS: A - 03.05.17 - Fenestration amended, open porch added, layout mirrored	PLANNING	atelier73architecture PROJECT: CLINTON MINI COACHES - BARN TYPE: PROPOSED ELEVATION	DATE: 03.14 SCALE: 1:100 @ A3	1225-B-12	REV A
--	----------	---	----------------------------------	-----------	----------



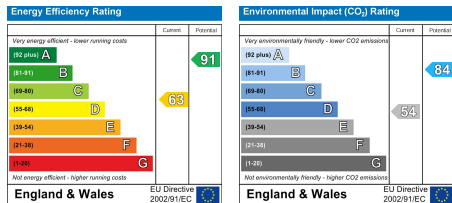
REVISIONS:  
A - 03.05.17 - Fenestration amended, open porch added, layout mirrored

PLANNING

atelier73architecture 67 Thornford Gardens Southend-on-Sea, Essex SS2 6PX t: +44 (0) 7816 082963 e: info@atelier73.co.uk	PROJECT: CLINTON MINI COACHES - BARN	DATE: 03-14	1225-B-11	REV A
---	--------------------------------------	-------------	-----------	----------



TOTAL APPROX. FLOOR AREA 2112 SQ.FT. (196.2 SQ.M.)  
THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
Made with Metropix ©2017



### SERVICES:

Local Authority: Brentwood  
Council tax band: E  
Post code: CM13 3DX

### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

### OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:** We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



WE THE AGENT HAVE NOT TESTED ANY APPARATUS, FITTINGS OR SERVICES FOR THIS PROPERTY. THE PLOT SIZE IS INTENDED MERELY AS A GUIDE AND HAS NOT BEEN OFFICIAL MEASURED OR VERIFIED BY THE AGENT. PHOTOGRAPHS ARE FOR ILLUSTRATION ONLY AND MAY DEPICT ITEMS WHICH ARE NOT FOR SALE OR INCLUDED IN THE SALE OF THE PROPERTY.

**Brentwood**  
Tel. 01277 260858

**Village Office**  
Tel. 01277 375757

**Lettings Office**  
Tel. 01277 202200

Explore more @ [www.keithashton.co.uk](http://www.keithashton.co.uk)