



Keith  
Ashton *Signature Homes*

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## PUMPING STATION COTTAGE GREAT WARLEY STREET

Great Warley Brentwood, CM13 3JR

Asking Price £1,150,000

\*\*\* ADDITIONAL LAND TO REAR. UP TO SIX ACRES AVAILABLE SUBJECT TO SEPARATE NEGOTIATION \*\*\* Occupying a plot of over half an acre (stls) and offered for sale with no onward chain is this spectacular four-bedroom, detached family home. Located in the sought-after location of Great Warley and flourishing with beautiful grounds, this property has an abundance of potential to extend (STP). With highly regarded schools nearby and plenty of picturesque walking spots, this property ticks all boxes for a growing family. There are four bedrooms, three of which are spacious doubles and a single, two reception rooms, a good size kitchen, and a family bathroom. Externally the property boasts a large wraparound garden, a detached double garage and ample off-street parking. There are stables in situ equipped to home animals from the Equidae species.

- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- DETACHED DOUBLE GARAGE
- SEPARATE STABLES
- CIRCA 0.6 ACRE PLOT(STLS)
- AMPLE OFF ROAD PARKING
- HIGHLY REGARDED LOCAL SCHOOLS

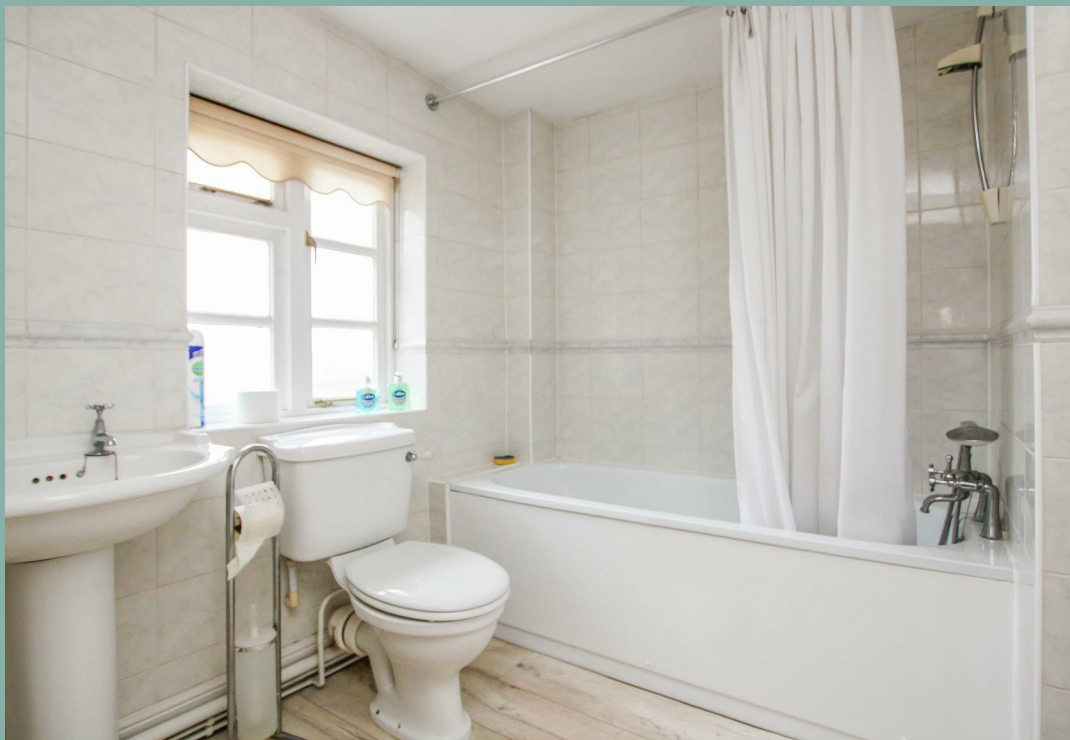


## Description

Entering via a gated private driveway, you are welcomed by breathtaking countryside views that begin at the very start of the property. There is a generously proportioned hallway that has doors leading to all principal rooms. The main sitting room has a feature brick fireplace and dual aspect windows with French doors opening to the garden allowing for plenty of natural light to flood the area, Following on through the property there is a dining room, enjoying idyllic views of the rear garden whilst the kitchen is located adjacent and comprises a range of above and below counter storage units, ample worktop space and various integrated appliances. There is also a handy center island, giving an additional food preparation area. A WC completes the ground floor layout of the property.

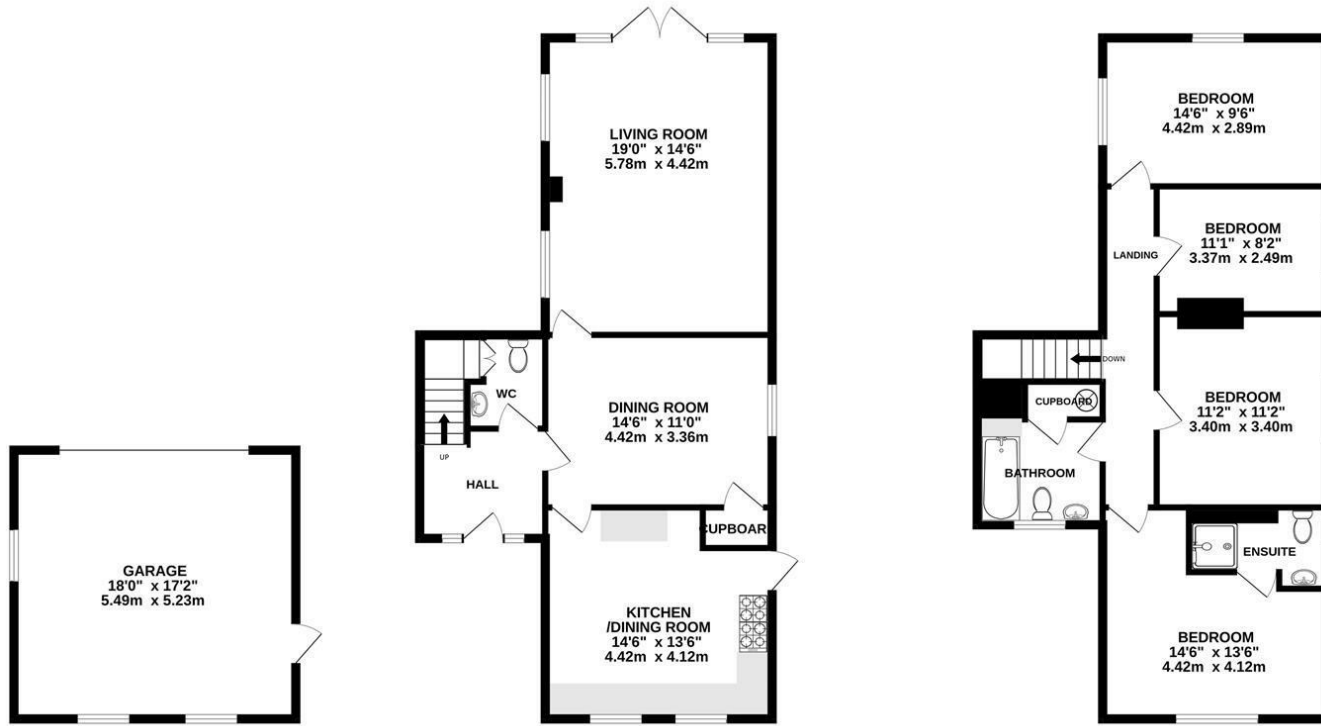
Rising to the first floor there are four bedrooms, three of which are sizable doubles whilst the fourth is a single. The master bedroom, enjoying an ensuite shower room is located at the front of the property along with bedroom two, whilst to the rear of the property are bedrooms three and four. There is a family bathroom, fitted with a modern suite comprising a panelled bath with shower over, pedestal wash hand basin and close coupled wc and has an obscure glazed window.



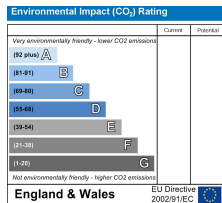
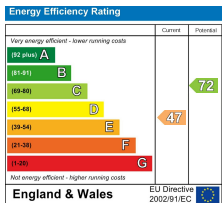


GROUND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.

1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1751 sq.ft. (162.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: G  
Post Code: CM13 3JR

**VIEWING:**

Strictly by prior arrangement with Keith Ashton Estate Agents

**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 officially 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. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

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Village Office 01277 375757  
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**OPENING HOURS:**  
Monday to Friday: 8.45AM - 6.30PM  
Saturdays: 9AM - 5.30PM Sundays: 10AM - 2PM

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