



Keith
Ashton

The Avenue,
Brentwood



OCTAGON LODGE THE AVENUE

Brentwood, CM1 3 2AD

An excellent opportunity to purchase a truly amazing property. Offering flexible accommodation, Octagon Lodge is a landmark home, ideally situated in a rural, non-estate location on the edge of Brentwood Town. Surrounded by 1/3 of an acre of grounds(stls) this stunning Grade II Listed character cottage is in need of some modernisation, but could make a stunning family home. It is well located for Thorndon Country Park, with its 500 acres of beautiful woods and parkland on your doorstep and King Georges Playing fields which are opposite.

- Unique Grade II listed home
- Extensive grounds
- Four bedrooms
- Three receptions
- Detached garage
- Close to beautiful Thorndon Park
- Easy reach of town/station
- In need of some modernisation

Offers In Excess Of £700,000



Description

Full of character, this unusual Grade II listed octagonal home, commences with a large entrance porch, with a substantial front door, leading to the dining hall, with an impressive central brick fireplace, which also features in the sitting room. There is a staircase ascending to the first floor and from this large room you can access the ground floor bathroom, the study/bedroom 4 and a second reception/sitting room. As mentioned previously the sitting room also features the brick fireplace and from here you can access, via French doors, the conservatory. A third reception/study and the modern kitchen are also accessed from here. A lobby and cloakroom complete the ground floor accommodation.

The first-floor landing provides access to three good-sized bedrooms and a bathroom, all with large skylight windows. There are some very useful eaves storage cupboards too.

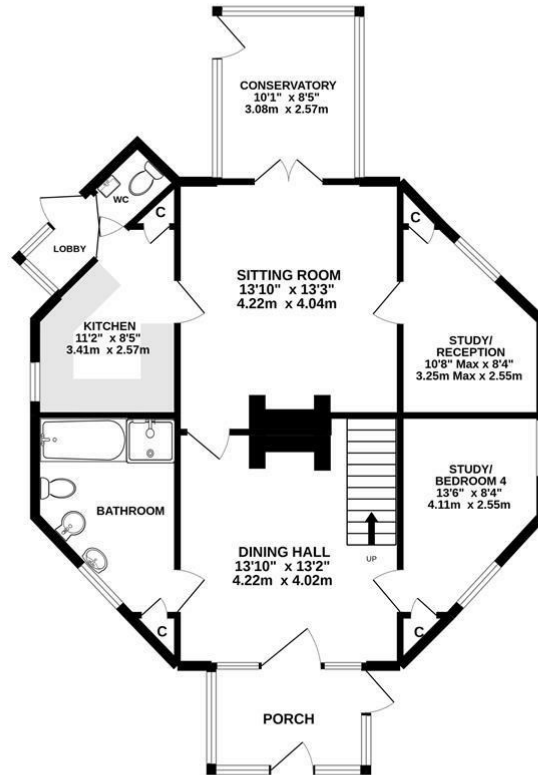
Extensive grounds surround the property which incorporates mature tree and hedge-lined boundaries, a detached single garage and a garden shed.

The property is well located, offering the best of both worlds, with the beautiful Thorndon Country Park with its 500 acres of beautiful woods and parkland on your doorstep, yet with all the amenities of Brentwood Town Centre within easy reach.

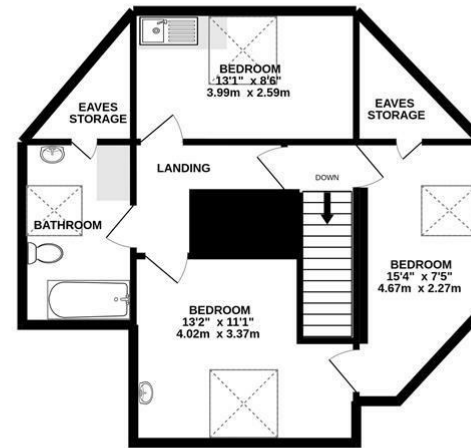
This is a truly unique property, which is being sold with no onward chain, could make a stunning family home with some modernisation.



GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1413 sq.ft. (131.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: TBC
Post code: CM13 2AD

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



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