



Keith  
Ashton

Dark Lane, Great Warley  
Brentwood





## 2 BOYLES COURT COTTAGES DARK LANE

Great Warley Brentwood, CM14 5LN

Price Range £730,000

\*\* GUIDE RANGE £730,000 - £750,000 \*\* This simply delightful two-bedroom grade II listed semi-detached cottage, with origins believed to date back 400 years, is in an idyllic location and offers a stunning blend of old meets new. Situated on a large mature plot, this beautiful property has been lovingly and extensively restored, creating a bespoke home that has far-reaching views over adjoining fields. In this highly sought after designated quiet lane in a conservation area yet within easy reach of Brentwood Train Station and Town Centre and all that it has to offer, we firmly believe that this is a truly unique opportunity to acquire such a desirable period property.

Planning permission has been granted for a single story extension across the back of the property as well as permission to build a fully contained annex where the garage sits.

- UNIQUE GRADE II LISTED COTTAGE
- LOVINGLY AND EXTENSIVELY RESTORED
- GATED DRIVEWAY
- ELECTRIC CAR CHARGER
- IDYLIC SOUGHT AFTER LOCATION
- LARGE MATURE PLOT BACKING FIELDS
- PLANNING GRANTED FOR SINGLE STOREY EXTENSION
- PLANNING GRANTED FOR FULLY CONTAINED ANNEX





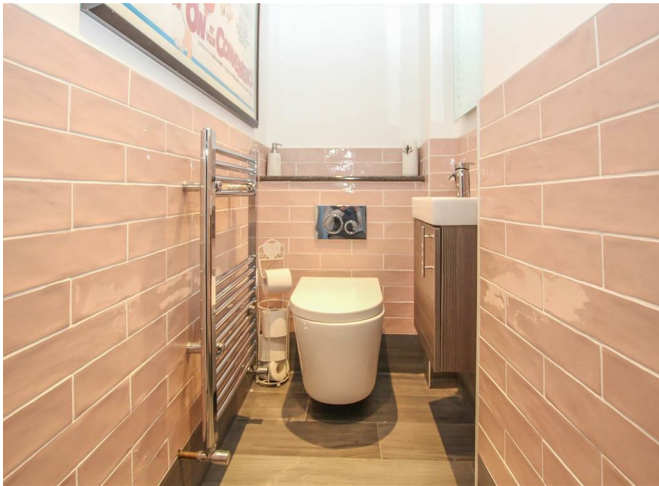
## Description

This beautiful cottage has undergone a complete transformation including new heating system, full rewire of electrics, new kitchen, cloakroom and shower room and is now an inviting and welcoming home that has been tastefully decorated throughout, whilst retaining plenty of character.

As you enter the hallway you will notice the large feature oak framed glass panels to the reception room and stairs to the first floor. A glazed door takes you to the spacious reception room/bedroom two, which has oak flooring and is flooded with light by way of dual aspect windows with French doors that overlook and lead to the beautiful rear garden. On the other side of the hallway, the inviting living room features an attractive restored fireplace with a wood burner. It has oak flooring and beams to the ceiling, giving it a lovely, homely feel. The beautiful kitchen/diner, with suspended ceiling and oak-beamed trusts, is accessed via double glazed doors. This is a most appealing light and airy space, with windows to three sides and velux windows to the vaulted roof. Fitted to a high specification and including three wine fridges and a quooker hot tap, there are a good range of attractive eye and base level units set in contrasting worktops and room for dining with views over the garden. Plenty of built in storage is available and there is a door to the rear.

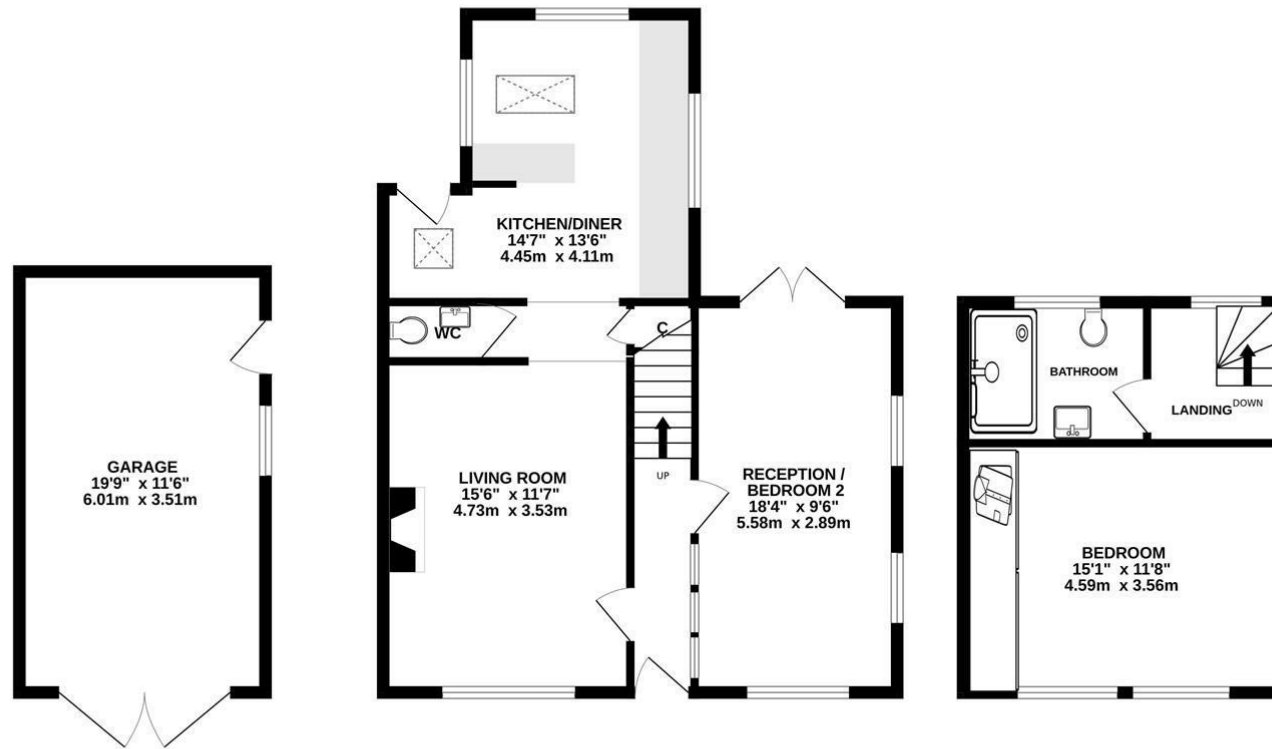
The master bedroom is located on the first floor, offering generous proportions and built-in wardrobes for ample storage. Adjacent to the bedroom is a stylish shower room, featuring a spacious walk-in shower, a wash hand basin integrated into a sleek vanity unit, and a V.C., all designed for convenience and comfort.

This lovely cottage is situated on a large plot where you will find off street parking for numerous vehicles, along with a large, detached garage, with excellent potential to convert to a home office if required. The charming mature and unoverlooked garden is mainly laid to lawn with a selection of shrubs and trees to borders and a paved area to the rear - the perfect place to relax and admire views over the adjoining fields.

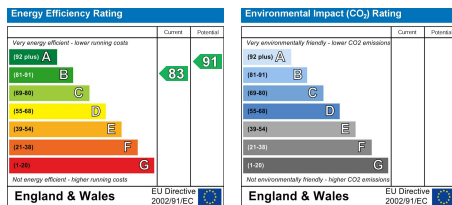


GROUND FLOOR  
826 sq.ft. (76.7 sq.m.) approx.

1ST FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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### SERVICES:

Local Authority: Brentwood  
Council tax band: D  
Post code: CM14 5LN

### 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 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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