



Keith
Ashton *Signature Homes*

Exclusively for the Promotion of Premium Properties



THE FORGE NAVESTOCKSIDE

Brentwood, CM14 5SH

Guide Price £1,450,000

With far reaching views over open countryside to the front and rear aspects and offering a wealth of character features throughout, we are delighted to bring to market 'The Forge' a GDII listed country house, dating back in parts to the 13th Century. Sitting in mature grounds of around 0.77 acres (stls) and offering over 3300 sq.ft of accommodation, viewers will note that this delightful property still has the original Blacksmith 'Forge' with red-brick chimney rising through a beamed ceiling, and there are many other features including beamed walls and ceilings throughout, wooden doors with wrought iron thumb latches, original wooden, tiled and flag stone flooring and two 'Inglenook' fireplaces in the sitting room and the study. Located a little over 5 miles from Brentwood Town Centre this property has the benefits of quiet countryside living and the convenience of being within easy access of amenities and transport links, both rail and road. Offered for sale with no on-going chain.

- GDII LISTED - 4 BED COUNTRY HOUSE
- 0.77 ACRE PLOT (STLS)
- THREE RECEPTION AREAS
- FAR REACHING VIEWS TO FRONT & BACK
- EN-SUITE TO BEDROOM ONE
- 3371 SQ.FT OF ACCOMMODATION
- OUTBUILDING WITH DOUBLE GARAGE
- OUTDOOR HEATED SWIMMING POOL



The front of the property has lovely charm and character with a part weatherboard/part rendered appearance and red brick chimneys reaching out through the tiled roof. A pretty brick pathway leads up to a rendered porch with wooden beams, tiled roof with carriage style lamp overhanging a wooden front door with wrought iron hinges and door furniture. The porch opens into the sitting room area where you immediately notice a large 'Inglenook' fireplace with heavy wooden mantle over, and there are stairs to one corner which rise to the first-floor level. The sitting room is, to a degree, open plan to the study area with the two rooms being separated by lovely open wooden beams. The study area has flag stone tiled flooring and features a smaller Inglenook fireplace, where there is a large storage cupboard adjacent. Within the study there is a door that gives access to a ground floor shower room, with shower cubicle, w.c. and wash hand basin. In addition to the sitting room, 'The Forge' offers two further, spacious reception rooms. There is bright dining room which has a double aspect with views to the front and side aspect, and includes an open fireplace, and there is a living room with triple aspect to front, side and rear. The focal point of the living room is most definitely the original blacksmiths forge with its quirky red brick chimney rising through a high beamed ceiling. This room features some lovely open brickwork to the walls which include some walls being of a herringbone design. A spacious kitchen / breakfast room has been fitted with range of Country style, oak effect wall and base units including open ended displays units. The breakfast room section of this room has a double aspect and features an open fireplace. Within the kitchen there is ample space for appliances and further space is available in a separate utility room which has a door giving access into the rear garden.

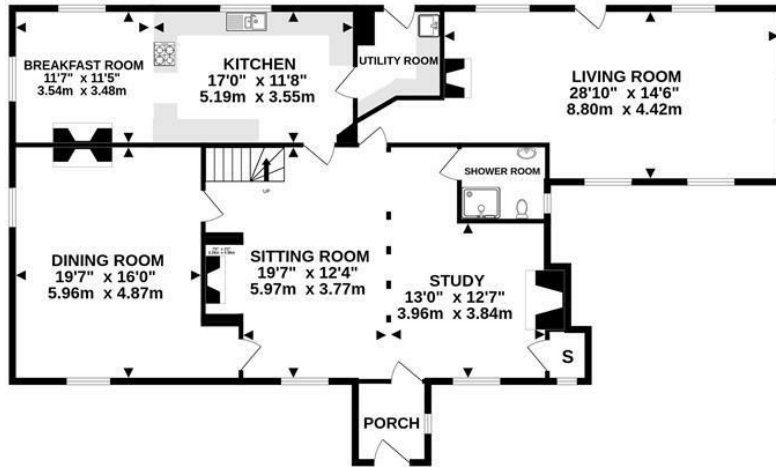
Stairs from the ground floor rise to a spacious landing with wooden flooring, open brickwork (chimney breast from the Inglenook in the sitting room) and beamed walls and ceiling. The property has three double bedrooms and a further single. The main bedroom has views to the front and side and has access to an en-suite shower/bathroom with shower cubicle, bath, wash hand basin and w.c. There is also a vanity wash hand basin located in bedroom two. There is a family bathroom to this level also which includes, bath, wash hand basin and w.c. Viewers will note that there are beamed walls and ceilings to all rooms on both the ground and first floor levels.

As previously mentioned, this lovely home sits in grounds of around 0.77 acres (stls) with neat lawns, mature trees and shrubs, the rear garden features an old brick well and there are beautiful far-reaching views to both the back and front of the property. There is a large outbuilding which features a double garage, storeroom, shower room and there are two further garden rooms that have been added to the side of the garage. There is a high-pitched glass roof to the garden rooms and windows to the front and side with an outlook over the gardens and a heated outdoor swimming pool. The swimming pool has a brick paved patio area surrounding providing ample space for outdoor garden furniture. The double garage is accessed via a large loose stone driveway to the side of the property, and which provides further off-street parking for several vehicles.

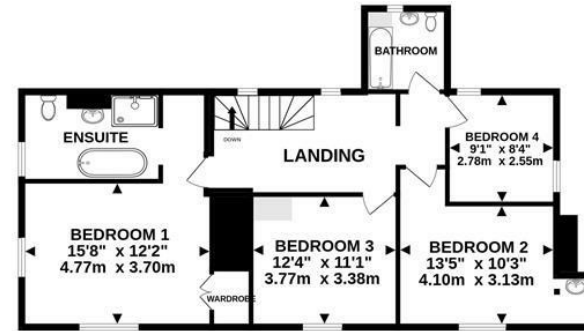




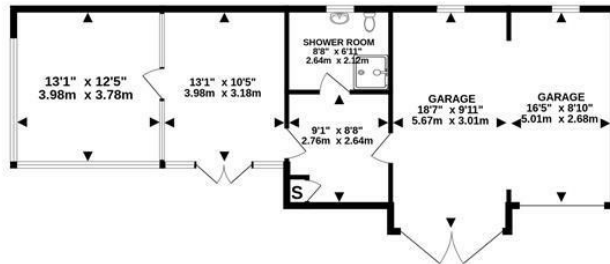
Ground floor
1686 sq.ft. (156.7 sq.m.) approx.



1st floor
916 sq.ft. (85.1 sq.m.) approx.



Outbuilding
768 sq.ft. (71.4 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 3371 sq.ft. (313.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

SERVICES:

Local Authority: Brentwood
Council tax band: G
Post Code: CM14 5SH

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 375757 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

Brentwood 01277 260858
Village Office 01277 375757
Lettings Office 01277 202200

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

www.keithashton.co.uk

