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VIRGINIA HOUSE FROG STREET

Kelvedon Hatch Brentwood, CM15 0JL

Tucked away in the quiet turning of Frog Street, on the outskirts of the popular village of Kelvedon Hatch is the delightful 'Virginia House' which sits on a fabulous plot measuring in the region of 2.22 acres, and includes beautifully tended formal gardens, a paddock with open fronted double, field shelter and an extensive patio area with covered outdoor pool. This lovely home has a wealth of character features including, sash style windows, beamed ceilings, latch key and stable type doors, brick and stone fireplaces and a country style kitchen with inglenook, housing a range style cooker. Overall the property has just under 2400 sq.ft of accommodation which includes four ground floor reception rooms offering versatile living options, along with five well-proportioned first floor bedrooms, two with en-suite shower rooms. Viewers will also note that the property has had PLANS PASSED for extension to the side to create a larger dining room or further reception (21/00781/HHA). Homes of this nature rarely come up for sale in Frog Street and interested parties would be urged to view at their earliest convenience.

- FIVE BEDROOM DETACHED FAMILY HOME
- QUIET LOCATION IN POPULAR VILLAGE
- FOUR RECEPTION ROOMS
- EN-SUITE TO MASTER & BEDROOM 2
- COVERED OUTDOOR SWIMMING POOL
- Paddock WITH OPEN FRONTED DOUBLE SHELTER
- PLANS PASSED FOR EXTENSION
- PLOT IN THE REGION OF 2.22 ACRES

Guide Price £1,250,000



A Paved pathway with beautifully maintained gardens to either side leads up to the front of this lovely home. A covered porch to the front has quarry tiled flooring and gives access into a spacious reception hall with doors into the dining room, playroom and kitchen and stairs rising to the first floor. All receptions are of a good-size and bright and of good proportions. The playroom has double aspect windows to the front and side, as does the dining room which also includes a brick-built fireplace with wood burning stove. Viewers will note that plans have been passed (21/00781/HHA) to extend to the side and make a larger dining room or additional reception room. A large living room measuring 30' x 12 has a triple aspect view and bi-folding doors which open onto an extensively paved patio. There are a further set of stairs in the living room which give access to the master bedroom suite on the first floor. A fabulous country style kitchen is fitted with wooden wall and base units and marble work surface over, integrated appliances include fridge / freezer and a large built-in wine cooler. A red brick inglenook provides space for a Range style cooker, and there is a stable type door off the kitchen which leads through to an inner lobby with access into the garden and a further door to the ground floor w.c. A spacious breakfast room has two large built-in storage cupboards, a feature stone fireplace and has been fitted with an island unit/dining table, providing seating to both sides.

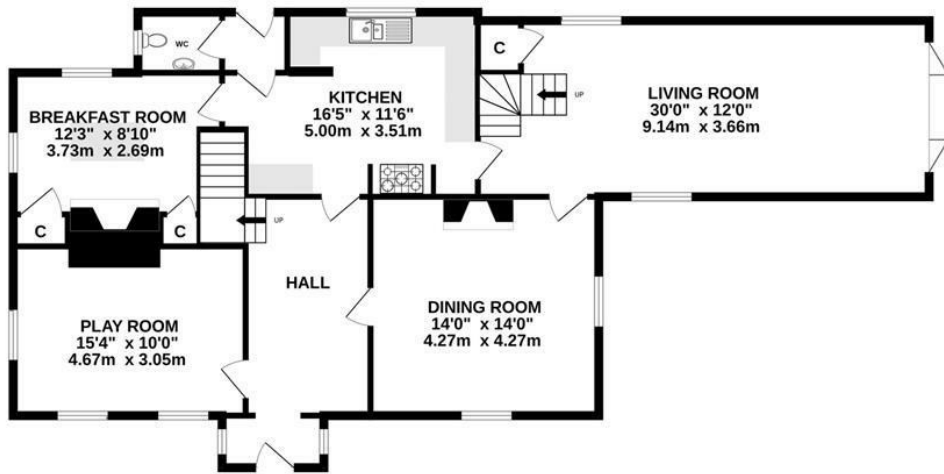
Rising to the first floor an I-shaped landing provides access to four of the bedrooms and a stylish bathroom. There is a further bedroom which measures 23'7 x 12'2 max which has a triple aspect and which is accessed via a separate staircase located in the living room. As previously mentioned, all bedrooms are of a good-sized and proportion, with the two largest bedrooms having access to individual en-suite shower rooms. A modern bathroom with featured beamed ceiling is fitted with a white three-piece suite, comprising panelled bath with shower over, pedestal wash hand basin and close coupled w.c.

This lovely home sits on a plot that measures in the region of 2.22 acres with views across open fields. Well tended gardens with lovely, neat lawns lay to either side of a paved pathway leading up to the front door. There is a large paddock with open, double fronted field shelter which our current Vendor uses to home Alpacas, but this could also be ideal for someone looking to home a pony or horse, and there are additional open fields within the plot that could also be used. To the immediate rear of the property is an extensively paved patio area and decking area which has ample space for hot tub and patio furniture, and there is a large outdoor, covered swimming pool inset into the patio. There are various outbuildings (requiring renovation, but good for storage), including a large greenhouse and a gated driveway to the front of the property provides excellent secure parking.

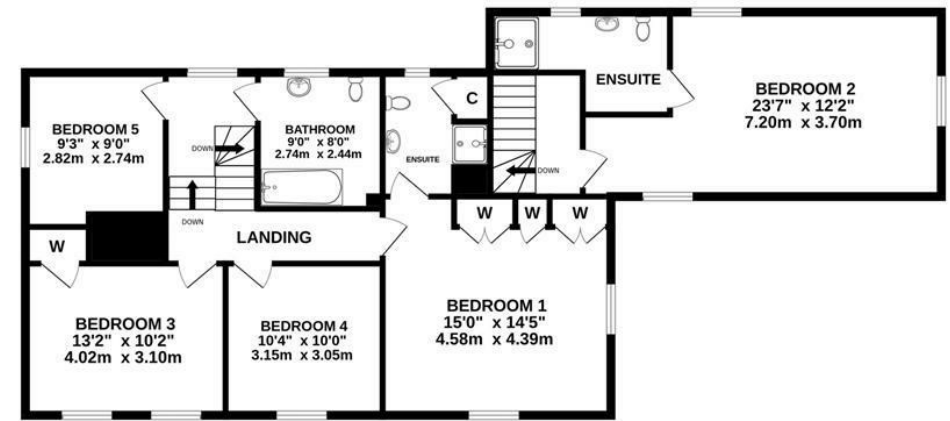




Ground Floor
1223 sq.ft. (113.7 sq.m.) approx.



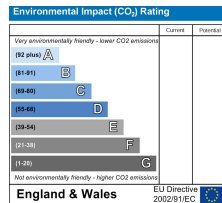
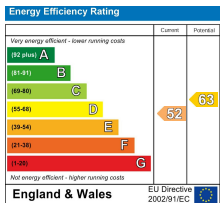
1st Floor
1148 sq.ft. (106.6 sq.m.) approx.



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TOTAL FLOOR AREA : 2371 sq.ft. (220.3 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.
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SERVICES:

Local Authority: Brentwood
Council tax band: G
Post Code: CM15 0JL

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

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

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