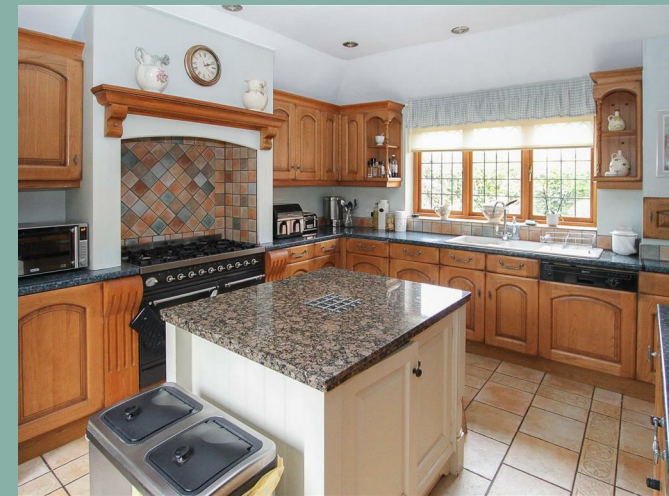




Keith  
Ashton

*Signature Homes*

Exclusively for the Promotion of Premium Properties



## 'THE OLD FORGE' 39 COXTIE GREEN ROAD

Pilgrims Hatch Brentwood, CM14 5PN

Thought to date back to the 1800's and with a wealth of character throughout, including beamed ceilings, redbrick fireplaces, solid wooden flooring, and wooden thumb latch doors, we are delighted to bring to market 'The Old Forge', a stunning four, double-bedroom country style family home. The property is situated in sought-after location on the borders of Pilgrims Hatch, within walking distance of South Weald Country Park and is just a short drive into both Brentwood and Shenfield Towns with high street shopping and Mainline Train services into London. Offering 2303 sq. ft of living accommodation, which include three reception rooms and a large, detached annex with lounge, kitchen, and bathroom. With views across fields to the front and sitting on a mature plot of around ¼ acre (stls) with a large driveway set behind wooden, five-bar gates this property is certainly one not to be missed and therefore interested parties are urged to view at their earliest convenience.

- FOUR DOUBLE BEDROOMS
- JUST OVER 1/4 OF AN ACRE PLOT (STLS)
- EN-SUITE TO BEDROOM ONE
- THREE RECEPTION ROOMS
- 2303 SQ.FT OF ACCOMMODATION
- DETACHED ANNEX
- CHARACTER FEATURES THROUGHOUT
- EXTENSIVE OFF STREET PARKING

Guide Price £1,100,000



Entering the property, you find yourself in a spacious hallway with solid wooden flooring which extends through into the dining room and lounge. There are stairs which rise to the first floor and a door giving access into a modern ground floor cloakroom. Open plan from the hallway, the dining room is a lovely space, with beams wall and ceiling, part panelling to remaining walls, open brickwork, and a red brick fireplace with wooden mantel over. Off the dining room, via a wooden door with iron thumb latch and hinges, there is a cosy sitting room/snug with a fabulous, Inglenook, herringbone brick fireplace with ornate wooden beam above which is without doubt the main focal point of this room. This room also features beamed ceiling, leaded windows to the front aspect and a leaded light, borrowed window to the hallway. The remaining reception room is a large and bright, triple aspect, lounge with windows to the front and rear and two sets of French doors to the side giving access to the gardens and directly onto a spacious patio. This room also features a spectacular Inglenook, redbrick fireplace with heavy wooden mantle set into brickwork above and includes a multi-fuel burning stove. A spacious kitchen with tiled (insulated) flooring has been fitted in a range of country style wooden wall and base units with end display shelving to wall units and granite work surfaces to the base units. There is a central island which provides additional storage and work surface. A 'Range' style cooker sits neatly in an Inglenook recess and there is ample space for further appliances. There are further double doors from the kitchen into the garden. Viewers will note that the flooring in the sitting room/snug, and lounge have been laid with underfloor insulation and there is underfloor heating to the kitchen.

Rising to the first-floor landing there are wooden, thumb latch doors to all rooms and a useful storage/airing cupboard. As previously mentioned, the property has four well-proportioned, double bedrooms. Bedroom one benefits from being fitted in a range of wardrobes and having access into a modern en-suite shower room with walk-in shower, w.c. and wash hand basin set into a neat vanity unit. Bedroom three also features a wash hand basin tucked away to one corner of the room. Also to this level is a fully tiled family bathroom which includes a panelled bath and a separate corner shower cubicle, in addition to a wash hand basin and close coupled w.c.

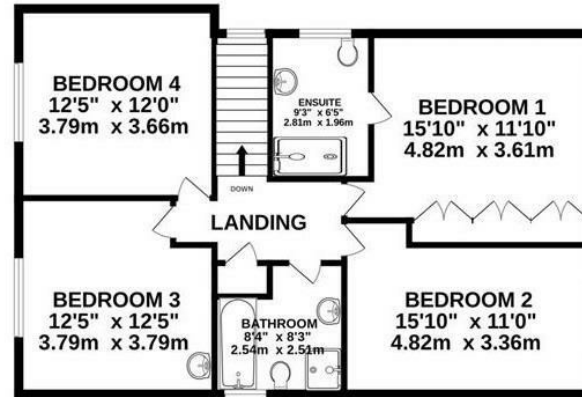
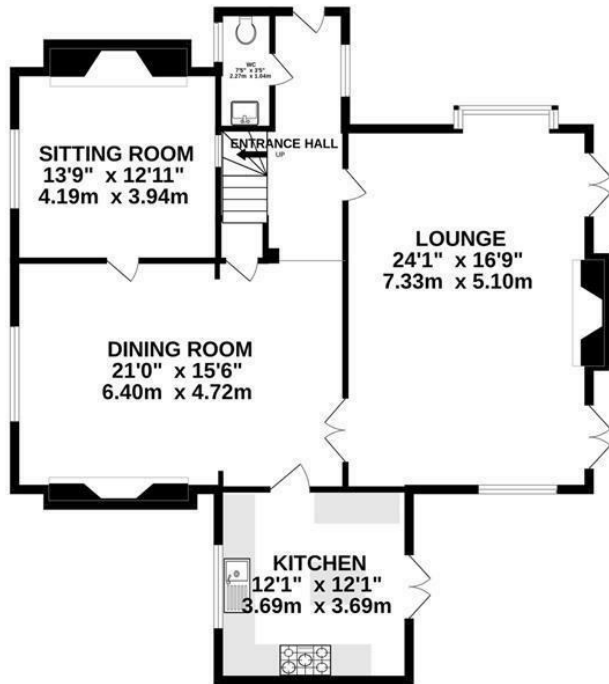
Externally, the property sits on a mature plot which measures in the region of ¼ acre (0.26 acres) stls. There is a spacious patio to the garden which provides a lovely spot to sit and relax. Within the rear garden there is a detached, self-contained annex which has a bright and spacious living area, kitchen, and a separate shower room. A set of five-bar gates to the front of the property give access to a spacious driveway where parking is provided for multiple vehicles. Our Vendor has advised the property has a full alarm system and connected to all mains services.



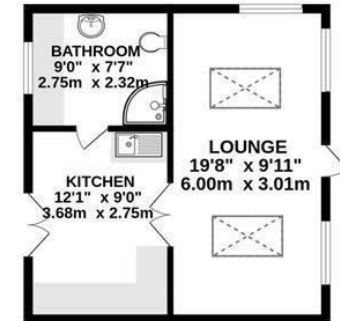


GROUND FLOOR  
1450 sq.ft. (134.7 sq.m.) approx.

1ST FLOOR  
853 sq.ft. (79.2 sq.m.) approx.

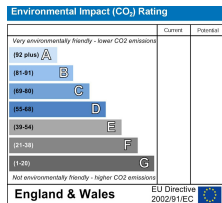
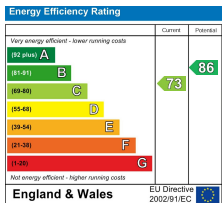


ANNEX



TOTAL FLOOR AREA : 2303 sq.ft. (213.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



**SERVICES:**

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

**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](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)

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

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