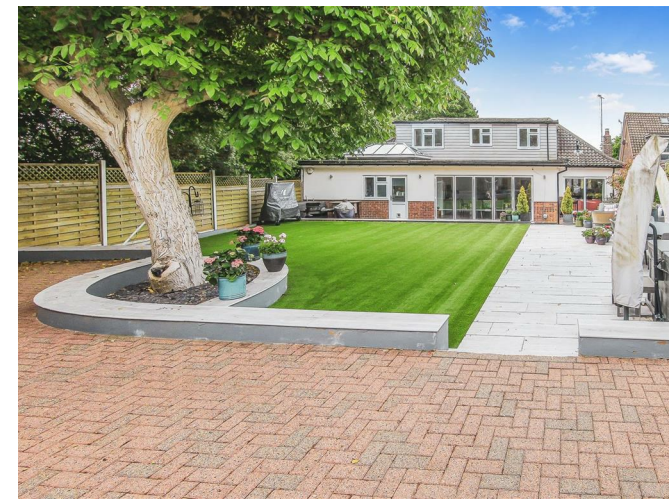




**Keith
Ashton**

Outings Lane, Doddinghurst
Brentwood



LYMPSTONE OUTINGS LANE

Doddinghurst Brentwood, CM15 0LZ

Guide Price £1,000,000

Lympstone has undergone significant upgrades over the past 10 years by the current owners, who have intentionally crafted a perfect blend of a modern entertaining house and warm, family home. This lovely family home has around 2342 sq.ft of accommodation, which includes five double bedrooms, three spacious reception rooms, a bespoke fitted, luxury kitchen with premium appliances and a separate utility room. Set back from the road, the house features an impressive carriageway driveway and enjoys an elevated position in a rural location, yet within walking distance to the amenities of Doddinghurst village.

FIVE BEDROOM DETACHED FAMILY HOME

2342 SQ.FT OF ACCOMMODATION

ANNEX POTENTIAL

QUALITY FITTED KITCHEN & SEPARATE UTILITY

THREE LARGE RECEPTION ROOMS

INTEGRAL GARAGE

LARGE CARRIAGE DRIVEWAY

LANDSCAPED REAR GARDEN



Description

Internally the ground floor boasts a spacious, bespoke kitchen by West End Interiors, equipped with fully integrated premium appliances and quartz countertops. The kitchen seamlessly connects to an open-plan dining and entertaining area with soft seating area and bi-fold doors leading to the garden. This area is underfloor heated, has an integral ceiling speaker system and power for a cinema style projector. Fibre connectivity is established at the property. Adjacent to the kitchen, a utility room offers extensive storage, space for further appliances and direct access to the garage which the current owners use as a gym. The master bedroom (bedroom 1) is located on the ground floor with a good-sized walk-in wardrobe and en-suite with walk-in shower, sink and WC.

The home also includes a separate, expansive living room with sliding doors opening into the rear garden and an additional reception room, currently used as a children's gaming room but with versatile potential for other uses, easily accommodating a double bed if required. A guest WC is also conveniently located on the ground floor.

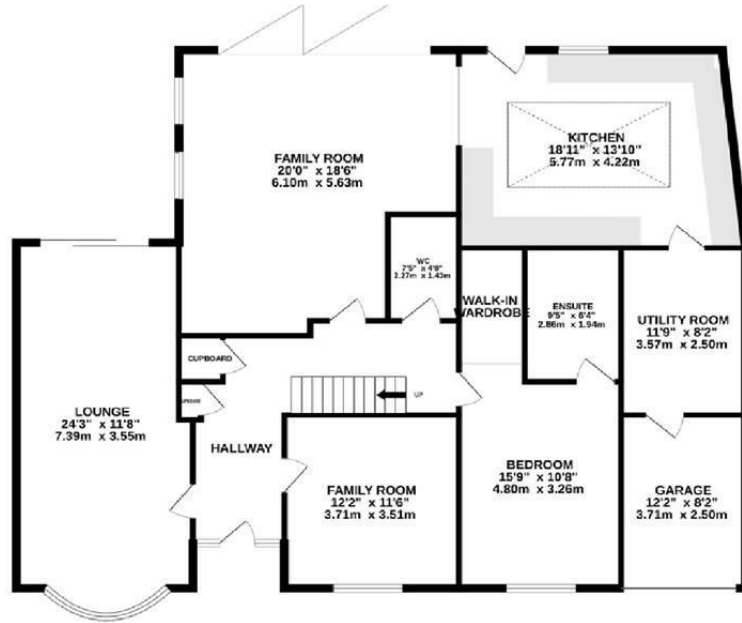
Ascending to the first floor, bedrooms 2 and 3 are generously sized double bedrooms, each with walk-in wardrobes. Bedroom 4 and the office are well-proportioned rooms, both featuring fitted wardrobes and storage. A modern family bathroom is centrally located on the 1st floor accessed from the landing.

Externally, the garden is stylishly paved, with well-furnished raised beds and an artificial lawn for minimal maintenance. Exterior lights set off the garden and the shed is fully powered, including a 16-amp feed for a hot tub or similar.

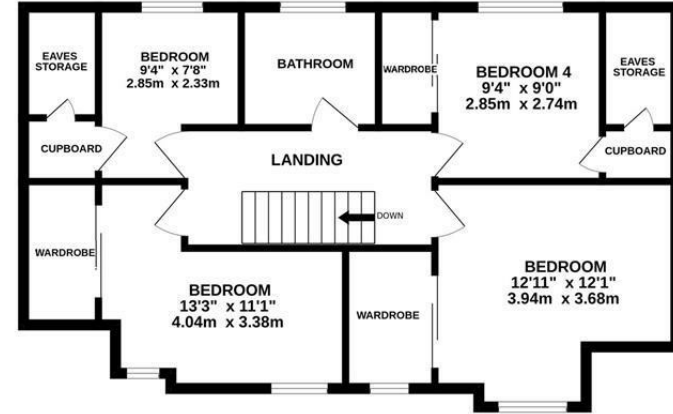




GROUND FLOOR
1652 sq.ft. (153.4 sq.m.) approx.

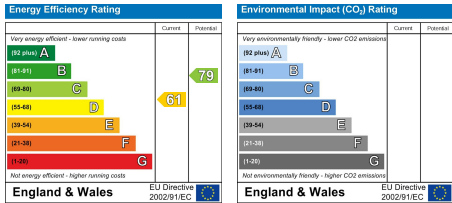


1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 2342 sq.ft. (217.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Brentwood
Council tax band: G
Post Code: CM15 0LZ

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

