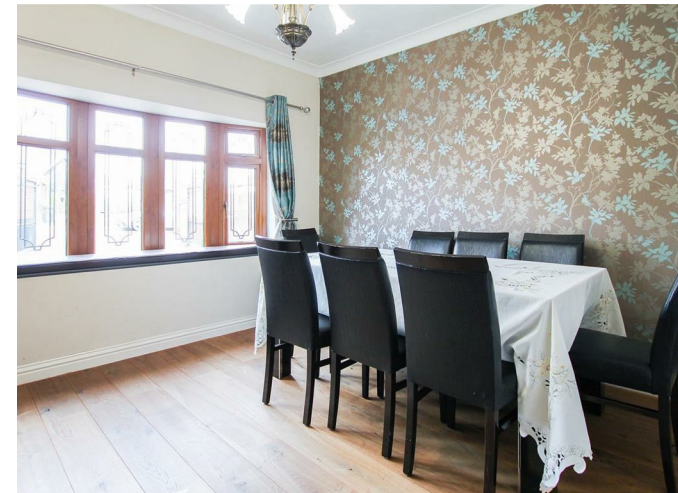




Keith  
Ashton

Church Lane, Doddinghurst  
Brentwood



## BARN COTTAGE CHURCH LANE

Doddinghurst Brentwood, CM15 0NG

Located in the heart of Doddinghurst Village is this spacious and well-presented, four double bedroom detached family home, offering a good degree of privacy being set behind a secluded driveway, and having a South facing rear garden with mature trees giving excellent natural seclusion. The property has potential to further convert the large loft space to possibly two further bedrooms and a bathroom (subject to the usual planning consents)

Guide Price £875,000

- LARGE DETACHED FAMILY HOME
- EXCELLENT PARKING & GARAGE SPACE
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM
- THREE RECEPTION ROOMS
- SCOPE TO EXTEND INTO LOFT (STPP)
- FOUR GENEROUS SIZED BEDROOMS
- SOUTH FACING GARDEN



## Description

Entering the property via a porch leading into the hallway there are doors leading off to all main reception rooms, and the ground floor cloakroom. There is a large living room and a separate dining room both with bow bay windows overlooking the front of the property. A family room which is open plan to a conservatory with windows to all aspects, vaulted ceiling and French doors opening onto the rear garden. Stairs in the family room rise to the first floor. There is a spacious kitchen, fitted in a good range of modern 'Shaker' style wall and base units with integrated appliances and Butler sink. A door from the kitchen leads to a large utility room with wall and base units, sink unit, and space/plumbing for washing machine and tumble dryer. There is also a further door to the garden and a further set of stairs leading to the first floor.

As previously mentioned, there are two sets of stairs which rise to this level. The master bedroom with fitted wardrobes, has the benefit of having a double shower cubicle with power shower and a sink unit within the room, and there are also two separate access points onto the landing. Bedroom two also has fitted wardrobes, sink unit within the rooms and two access points to the landing. Bedroom three has sink unit within the room, and both this room and bedroom four have fitted wardrobes. Additionally, to this level there is a family bathroom and a shower room fitted in a three piece suite with corner shower cubicle.

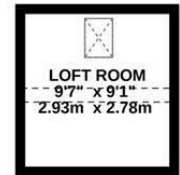
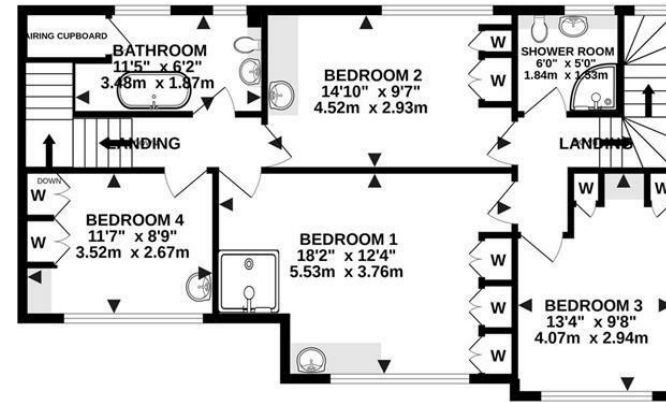
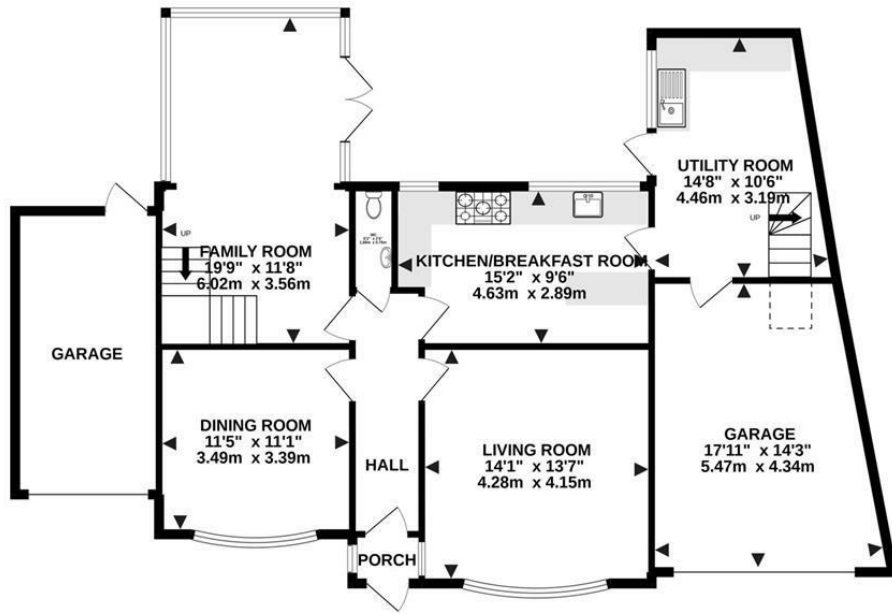
Externally, the property has a mostly un-overlooked South facing rear garden which commences with a block paved patio area leading into neat lawns. To the front there is a large driveway allowing excellent off street parking, in addition to a double integral garage, and a further single, attached garage.



Ground Floor  
1269 sq.ft. (117.9 sq.m.) approx.

1st Floor  
799 sq.ft. (74.2 sq.m.) approx.

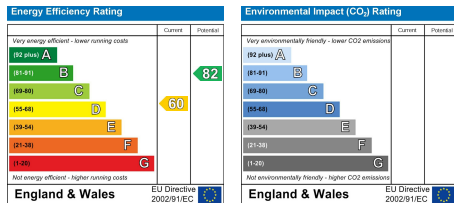
2nd Floor  
88 sq.ft. (8.1 sq.m.) approx.



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TOTAL FLOOR AREA : 2155 sq.ft. (200.2 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: F  
Post code: CM15 0NG

**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 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)

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