



Keith  
Ashton

Doddinghurst Road, Doddinghurst  
Brentwood





## HYLANDS DODDINGHURST ROAD

Doddinghurst Brentwood, CM15 0SN

Guide Price £825,000

Set in a beautiful, quiet semi-rural location on the Doddinghurst Road with fields to the front and private woodland to the rear, is this spacious three-bedroom, detached family home boasting in the region of 2143 sq.ft of accommodation and with excellent potential to extend (stpp) if desired. Positioned in a convenient location, viewers will note that this lovely home is just a short drive to Shenfield & Brentwood Town centres where you have access to mainline train services into London and High Street shopping and is within easy reach of Doddinghurst Village where you have a good range of local amenities including infant and junior schools, popular restaurants and a great selection of shops, including Tesco Express. Set behind a secure gated entrance, the property sits on a lovely mature and secluded plot of just under ¼ acre (stls) with several outbuildings, large oak barn/workshop with electric roller shutters and a double length garage to the rear.

THREE DOUBLE BEDROOMS  
GARAGE & 2 STORAGE ROOMS

LUXURY MARBLE BATHROOM  
SPACIOUS OAK BARN/WORKSHOP

TWO SPACIOUS RECEPTIONS  
FABULOUS, MATURE & PRIVATE GARDEN

UTILITY ROOM & W.C  
EXTENSIVE PARKING BEHIND ELECTRIC GATES







A central front door with pretty ivy-covered canopied porch opens into the property where you find reception rooms (\*) to the left- and right-hand side, separated by a staircase with handmade wrought iron banister which rises to the first floor. Both reception rooms have lovely, bespoke deep windowsills which incorporate stylish radiator covers. The sitting room is a bright and spacious room with a built-in storage cupboard tucked away under the stairs. The lounge/diner is a spacious, characterful room with a stunning brick built 'Inglenook' fireplace with log burning stove as a central feature, with ample dining space to one end of the room, where you have French doors which open onto the garden. From the dining area you have access into a tidy kitchen, with quarry tiled flooring and limed oak wall and base units which provide ample storage. Further space for appliances is provided in a separate utility room which also has a separate w.c. adjacent. There is further access into the garden from the utility room. (\*) The ground floor layout of the two reception rooms is largely open plan, however viewers should note that these were originally two separate rooms and therefore could quite easily be returned to their original state, by the addition of a partitioning wall and door to the side of the staircase, this would allow for the addition of a ground floor bedroom, home office, or playroom etc.

Rising to the first floor you will find three, double-bedrooms and a family bathroom. Two of the bedrooms have built-in storage cupboards, with the rear bedroom also having hanging rails, making it an ideal room for a walk-in dressing room if desired. No expense has been spared in designing the family bathroom, with opulent 'Limestone' and 'Maron' marble tiling and a white suite, which includes a spacious oval bath with central mixer taps with telephone style shower attachment. There is also a separate, beautifully tiled shower cubicle.

To the rear a secluded garden with mature trees and shrubs backs onto private woodland. The garden has been beautifully maintained with neat lawns and shaped flowerbeds. Located at the bottom of the garden is a spacious oak barn/workshop with covered log store to one end and there are two further storage sheds/rooms, both of good-size which are attached to the rear of the double-length garage. The workshop and both storage rooms all benefit from having electric roller shutter doors. There is vehicular access to the garage down the side of the property, separated via full height gates. Viewers will also note that there is also a covered 'Jacuzzi' area and a separate covered seating area midway down the garden. Ample parking is provided on a large driveway to the front of the property, which is set behind secure, electric remote operated gates, and for further peace of mind there is a hard-wired CCTV system in operation at the property. There is potential within the garden for an Annex (STPP) either by erecting a new building or by converting one of the outbuildings.

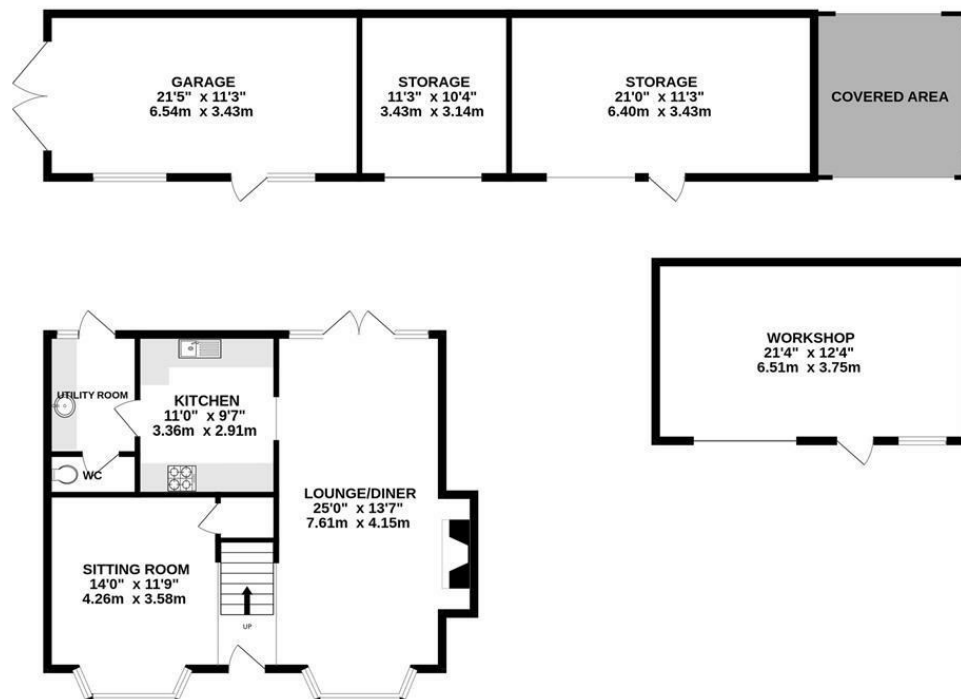




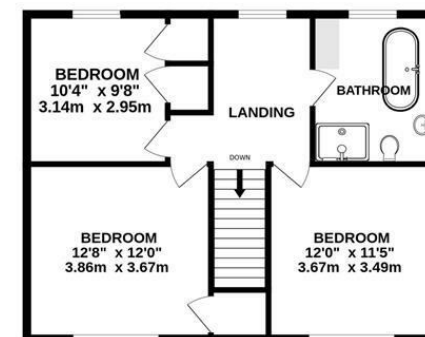




GROUND FLOOR  
1516 sq.ft. (140.9 sq.m.) approx.

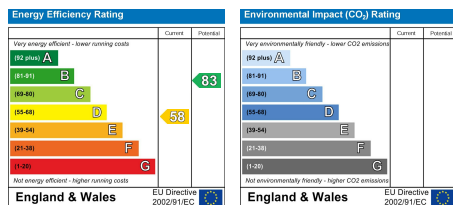


1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 2143 sq.ft. (199.1 sq.m.) approx.

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

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)



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