



Keith
Ashton *Signature Homes*

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EAST VIEW CHIVERS ROAD

Stondon Massey Brentwood, CM15 0LH

Sitting on a rural plot in the region of 1 acre (stls) is this fabulous FIVE DOUBLE, BEDROOM DETACHED BUNGALOW which benefits from having THREE LARGE OUTBUILDINGS within the grounds which includes a large, self-contained TWO BEDROOM DETACHED ANNEXE. Overall, 'East View' provides almost 5000 sq.ft of space, beautifully designed in every aspect to perfectly accommodate a large family, including the potential to separately house elderly relatives or for someone requiring the space to live and run a business from home. The property is surrounded by some beautiful country walks, where a stroll across the fields will take you to the popular Bricklayers Arms pub where you can enjoy a lovely meal and a well-deserved drink. Viewers looking at schooling options will note that the private 'Brentwood School' is just a short drive away as are other well-regarded secondary schools in Brentwood, Shenfield, and Chelmsford, with excellent primary schools in the nearby villages of Doddingtonhurst, Kelvedon Hatch and Blackmore. There are also great transport links with mainline train services into London from Brentwood, Shenfield and Chelmsford, which allows access to London Heathrow and Stansted airports, with the A12/M25 and A414 also being within easy reach.

- PLOT CIRCA 1 ACRE (STLS)
- 2 BEDROOM DETACHED ANNEXE
- FABULOUS 5 BEDROOM DETACHED PROPERTY
- RURAL LOCATION YET EASY ACCESS TO AMENITIES
- LARGE DETACHED STUDIO / GYM
- FURTHER OUTBUILDING / STORAGE SHED 32'10 X 18'1
- CARPORT & ADJACENT WORKSHOP
- LARGE OPEN PLAN KITCHEN / DINER / FAMILY ROOM

Offers In Excess Of £1,500,000



Entering the property via a lovely, covered porch you have access into a large, open plan kitchen / diner / family room with high ceiling and sliding patio doors which open onto the garden, this is a lovely room and most definitely the heart of this beautiful home. The kitchen area has been fitted with stylish bespoke, white wall and base units with granite work surfaces over and provide excellent storage space. There is a central island unit with inset hob and extractor above and there is seating to one side and further storage space. A separate utility room off the kitchen provides space for appliances and there is additional access from here into the garden, and into a separate w.c. The property offers five, well-proportioned, double bedrooms. Four have fitted wardrobes and two have access to their own en-suite shower rooms. There is a further separate w.c to this side of the property and a family bathroom which has been beautifully styled and includes a free standing, roll top bath, separate corner shower cubicle, and wash hand basin set into a beautiful wooden vanity unit.

Located within grounds, which measure in the region of 1 acre (stls), you have several large outbuildings. There is a large open fronted car port with separate workshop adjacent, along with a further outbuilding/shed with double doors which measures around 18' x 32'. For gym enthusiasts there is a spacious gym/studio with hot tub, shower room and separate w.c., with bi-folding doors which open directly onto a lovely, decked terrace area. Furthermore, the property boasts a self-contained, two-bedroom annexe which has a lovely open plan living / kitchen area, and a spacious shower / utility room with w.c. There is an enclosed formal garden which has an artificial lawn, sleeper edged flower beds planted with a great selection of shrubs and plants and areas of decking which provide a lovely spot to sit and enjoy the garden. There is also a spacious covered bbq area, just perfect for outdoor entertaining. The remainder of the plot is laid to lawn and mature trees.

Other points to note is that the home is very well insulated allowing for efficient use of the air source heating, there is underfloor heating with digital thermostats to all rooms (including the annexe) and air conditioning to the living spaces. Electric blinds are fitted to all windows in the bedrooms, lounge and to Velux windows. In the kitchen you will find a Grohe instant hot water tap and water softener. There is a water softener also fitted in the annexe. The workshop adjacent to the carport has been insulated and also includes a compact heat pump system.







Clapgate Chivers Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
[82-100] A			
[81-91] B			
[69-80] C			
[55-68] D			
[39-54] E			
[21-38] F			
[1-20] G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		58	64

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
[82 plus] A			
[81-91] B			
[69-80] C			
[55-68] D			
[39-54] E			
[21-38] F			
[1-20] G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		58	64

SERVICES:

Local Authority: Brentwood
Council tax band: F
Post Code: CM15 0LH

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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