



Keith
Ashton

Horseman Side,
Brentwood



THE NOOK HORSEMAN SIDE

Brentwood, CM14 5ST

Guide Price £600,000

Sitting in a peaceful countryside location in the sought-after Horseman Side area, and with field views to the front elevation is 'The Nook'; a unique property full of character features and with excellent potential to improve, to create a wonderful family home in a desirable area. The property offers four double bedrooms, three receptions and two bathrooms, along with a kitchen, separate utility and a study. Furthermore, there is excellent off-street parking for several vehicles, which includes an attached garage, accessible via a gated driveway. With NO ONWARD CHAIN this property presents a great opportunity for the right buyer, and we would urge interested parties to view at their earliest convenience to avoid missing out.

FOUR DOUBLE BEDROOMS
THREE RECEPTION ROOMS

UNIQUE CHARACTER PROPERTY
UNOVERLOOKED, MATURE REAR
GARDEN

SECURE OFF STREET PARKING
QUIET COUNTRYSIDE LOCATION

ATTACHED GARAGE
NO ONWARD CHAIN



Description

'The Nook' currently offers approx. 1597 sq.ft of accommodation. There are four double bedrooms, three of which are located on the first-floor level. All bedrooms have ample space for freestanding or fitted furniture. The largest of the bedrooms is located on the ground-floor. Viewers will note that in addition to access from within the property itself the bedroom can also be accessed from the driveway via a set of French doors, ideal for someone with accessibility issues. Alongside the ground floor bedroom is a fully tiled shower/wet room with w.c. and wash hand basin, plus a separate w.c. in the room adjacent.

The property benefits from three spacious reception rooms. Open plan to each other, the lounge and the dining room feature character wooden beams to the walls and ceiling and there is a feature red-brick fireplace located in the lounge with woodburning stove as a lovely focal point. The third reception is a bright sitting room which has access from within the property and additionally from the driveway, and there is a further set of French doors to the other side of the room which opens to the side access. The sitting room has a tiled, flagstone flooring. The kitchen which sits at the rear of the property is a spacious room with a beamed ceiling and offers ample space for appliances, including a Range style cooker with extractor above. Fitted in the kitchen are wall and base units with contrasting work surfaces over that provide plenty of storage space and there is further space for storage and appliances in a separate utility room. From the lounge you have access to a study which has a further room to the side; there is potential for these to be knocked into one to create a larger study space.

There is excellent parking at 'The Nook' with a large driveway providing parking for several vehicles, which is set behind wooden gates. In addition to the driveway parking there is an attached garage with double wooden doors to the front giving easy and convenient access. At the rear of the property, you have a mature garden which is un-overlooked. The garden commences with a paved patio, and steps rise to the lawn where there is a further patio/seating area. There is pedestrian access from the front to the rear garden to the right-hand side of the garage/property.



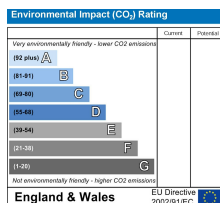
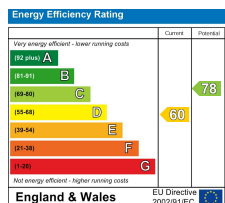


GROUND FLOOR
1,203 sq.ft. (111.8 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Brentwood
Council tax band: E
Post Code: CM14 5ST

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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