



Keith  
Ashton *Signature Homes*

Exclusively for the Promotion of Premium Properties



## 'BLACKMORE MILL HOUSE' HAY GREEN LANE

Hook End Brentwood, CM15 0NT

Blackmore Mill House is a fantastic opportunity to purchase a gated, family estate, sitting on a spacious plot of around 3.421 acres (stls) and with accommodation which totals around 5075 of sq.ft. Consisting of a large, three-bedroom detached house, with en-suites to two of the bedrooms and three spacious reception rooms which include a fabulous kitchen/family room, in addition to three separate self-contained, detached annexes, a gym/summer house and a double garage, all set in well-tended grounds and being surrounded by open countryside to all aspects. Whilst the property is considered to be in rural location, viewers will note that it is just a short drive of around 4 miles into Brentwood Town Centre as well as being only 5 miles to Shenfield Town Centre where both offer a good selection of high street shops and well-regarded schooling. Both also benefit from Mainline Railway Stations which operate the recently opened Elizabeth Line in to London and Heathrow Airport. Viewers are urged to view at their earliest convenience to fully appreciate all that this wonderful property has to offer.

- FAMILY ESTATE - IN EXCESS OF 5000 SQ.FT
- GYM / SUMMER HOUSE
- MAIN HOUSE & 3 X SELF-CONTAINED ANNEX BUILDINGS
- 3.421 ACRE PLOT (STLS)
- EXTENSIVE PARKING & DOUBLE GARAGE
- APPROX 4 MILES TO BRENTWOOD TOWN CENTRE
- FABULOUS VIEWS ACROSS OPEN COUNTRYSIDE
- 6 BEDROOMS IN TOTAL

Guide Price £2,700,000



## Description

The main house has a large entrance hall with flagstone flooring which extends to all rooms on the ground floor. There is a large understairs storage cupboard and doors into all rooms. The living room benefits from having three sets of French doors, to two aspects taking in views of the gardens and having direct access onto the patio areas. There is a further sitting room, again with French doors to the garden. The heart of the main house is most definitely the kitchen / family room which has a lovely bespoke kitchen, fitted with wooden wall and base units with polished granite worksurfaces and there is also a central island unit. Integrated appliances include double ovens, gas hob with extractor above and there is ample space for freestanding appliances. Rising to the first floor there are three double bedrooms, all with built-in storage. Bedrooms one and two have en-suite shower rooms, and bedroom one further benefits from a lovely balcony with views over the gardens. There is also a separate family bathroom on this level.

As previously mentioned, included in this sale are three, self-contained, detached annexes. Each annex is of a good size, and each has as a minimum, bedroom space, living area and shower room, both en-suite and separate. Two have separate laundry rooms and there is a separate fully fitted kitchen in one of the others. The largest annexe features a fantastic family room of almost 60' in length where you will find a fabulous bar area with extensive seating, there is also space for a pool table, whilst to one end of the room there is a media wall with ample space for seating. This annex also features a separate sauna and separate w.c with wash hand basin. A spacious gym/summer house of some 25' in length has two sets of French doors to the exterior and features a fully fitted kitchen area, plus a free-standing bath.

As previously mentioned, this fabulous family estate sits in grounds of around 3.421 acres (stls) which includes extensive parking to the front, including a double garage all set behind double wooden gates. There are several large patio areas within the plot where you can sit and relax and take in views of the gardens and fields beyond.

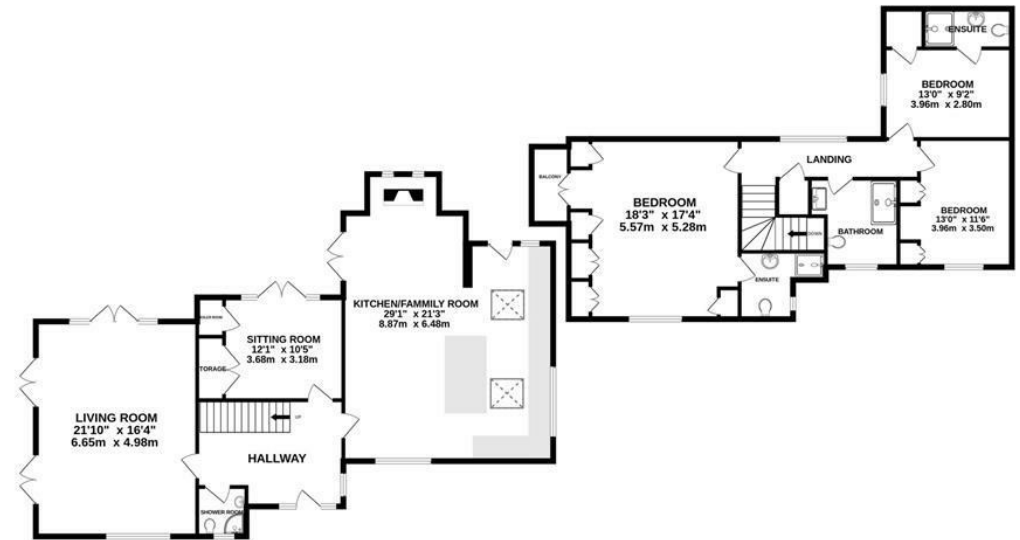




OUTBUILDINGS  
2955 sq.ft. (274.6 sq.m.) approx.



1ST FLOOR  
1211 sq.ft. (112.5 sq.m.) approx.



2ND FLOOR  
909 sq.ft. (84.5 sq.m.) approx.

TOTAL FLOOR AREA : 5075 sq.ft. (471.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(B2 plus) A			
(B1-B3) B			
(D1-D2) C			
(D3-D4) D			
(E1-E2) E			
(E3-E4) F			
(F1-F2) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(B2 plus) A			
(B1-B3) B			
(D1-D2) C			
(D3-D4) D			
(E1-E2) E			
(E3-E4) F			
(F1-F2) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**SERVICES:**

Local Authority: Brentwood  
Council tax band: H  
Post Code: CM15 0NT

**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)

Brentwood 01277 260858  
Village Office 01277 375757  
Lettings Office 01277 202200

**OPENING HOURS:**  
Monday to Friday: 8.45AM - 6.30PM  
Saturdays: 9AM - 5.30PM Sundays: 10AM - 2PM

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