

An extremely rare opportunity to acquire this development project to construct a substantial 8500 sq ft house, as illustrated, on the stunning plot which is in excess of 3.75 acres adjoining fields and countryside.



Telephone: 01277 212111  
[www.beresfordsgroup.co.uk](http://www.beresfordsgroup.co.uk)

# Beresfords



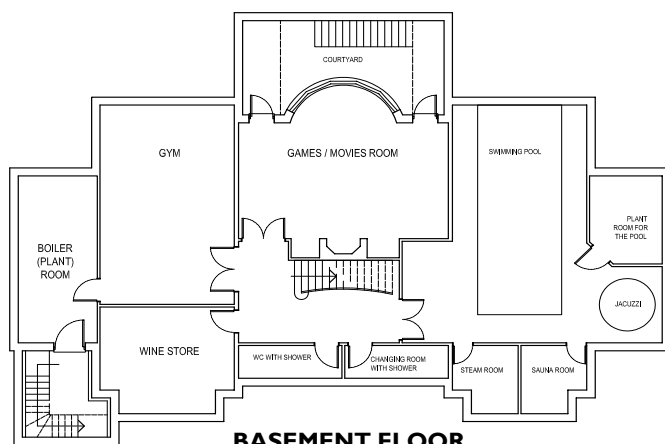


# 41 SHENFIELD ROAD

SHENFIELD | ESSEX | CM15 8EN

An extremely rare opportunity to acquire this development project to construct a substantial 8500 sq ft house, as illustrated, on this stunning plot which is in excess of 3.75 acres (stls) adjoining fields and countryside as well as being conveniently positioned for Brentwood Town Centre and Brentwood School. Shenfield mainline station is one mile and offers a fast and frequent service to London. The M25, country parks and golf courses, including Thorndon Park, are all nearby.

- Development Project for Substantial House
- In Excess of 3.75 Of An Acre Plot
- Planning Reference 14/00530/FUL
- Close to Private Schools
- 19 Minute Train Journey from Shenfield to Stratford International
- Easy Access to Brentwood and Shenfield
- A12/M25 Nearby



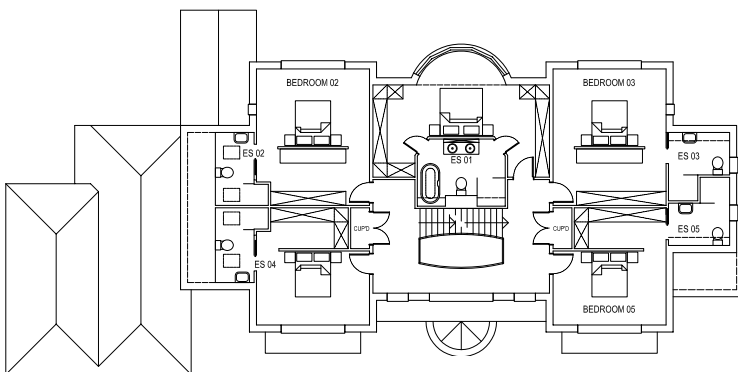
**BASEMENT FLOOR**

227m<sup>2</sup> / 2,443ft<sup>2</sup>



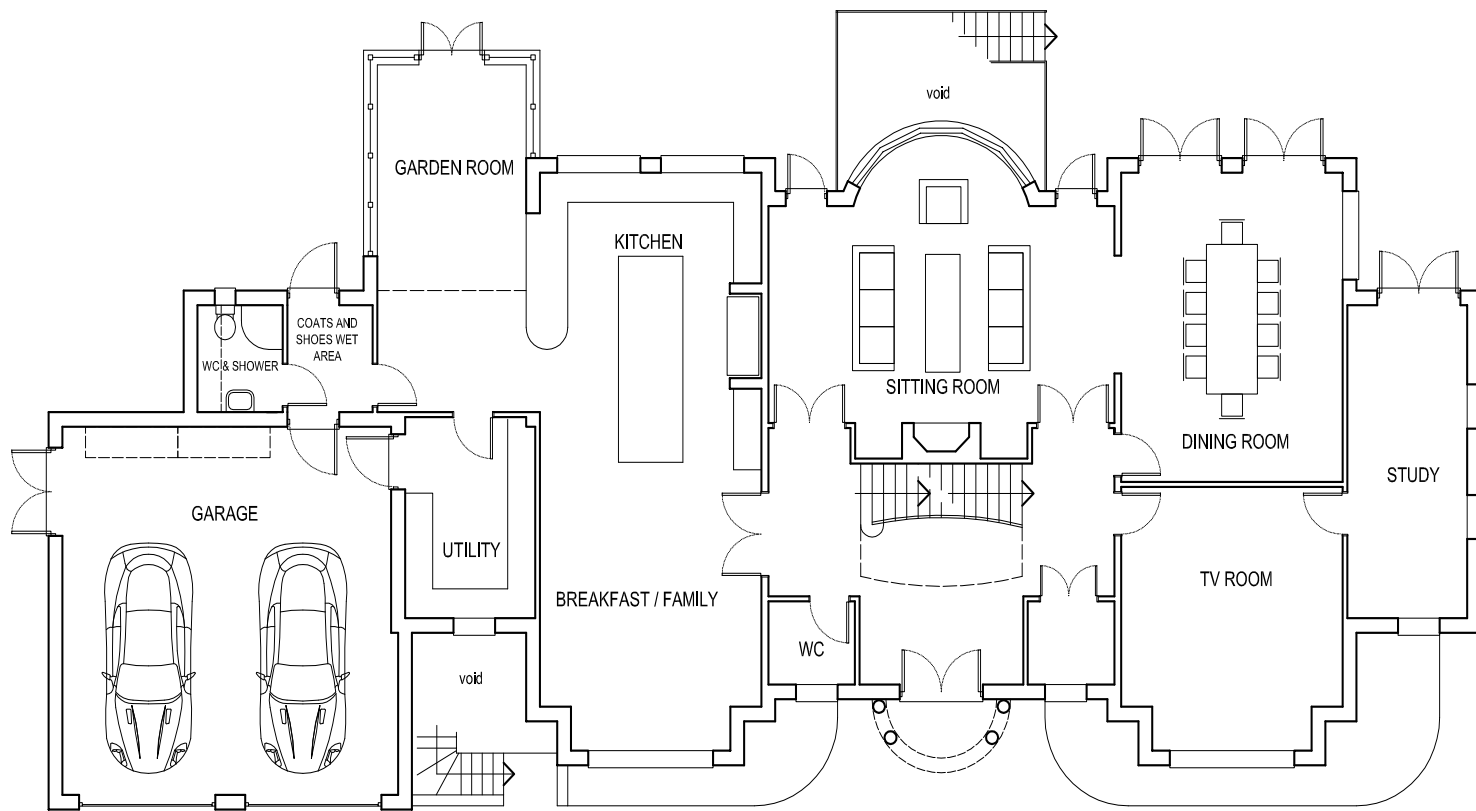
## Description

A fantastic opportunity to self-build this 8500 sq ft house on this amazing plot close to all local facilities. Planning permission has been granted (Ref: I4/00530/FUL )to build this outstanding four level property that includes a basement floor containing a games/cinema room, swimming pool and gymnasium, ground floor with large kitchen/family room and the principal reception rooms overlooking the rear garden. There are seven bedrooms with seven ensuites located on the first and second floors. The plot is currently occupied by a 1950's Neo-Georgian style character residence which contains four bedrooms, three reception rooms and a fully fitted kitchen with orangery. Site and property inspection available on appointment by request.



**FIRST FLOOR**

293m<sup>2</sup> / 2,077ft<sup>2</sup>

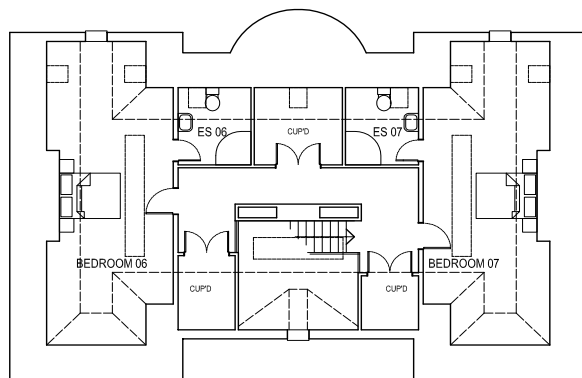


**GARAGE**

54m<sup>2</sup> / 58ft<sup>2</sup>

**GROUND FLOOR**

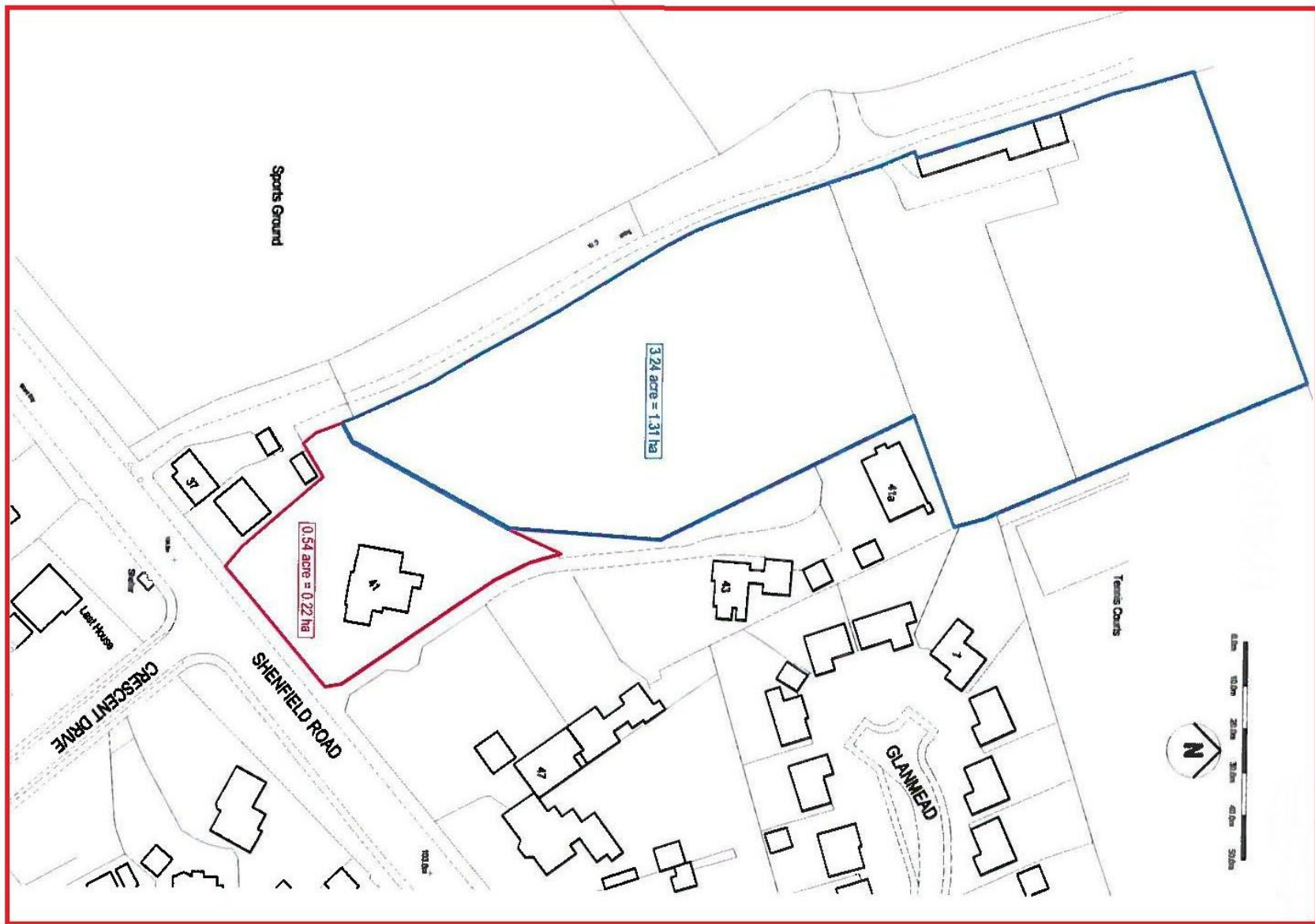
249m<sup>2</sup> / 2,680ft<sup>2</sup>



**ATTIC FLOOR**

117m<sup>2</sup> / 1,259ft<sup>2</sup>





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