



Magpie Lane, Little Warley



# Magpie Lane Little Warley

£1,250,000

A superb barn style residence constructed by the current owners in 2020 standing in 0.32 acre (STLS) and situated in a stunning picturesque location. The accommodation is laid out in a contemporary open plan style. Upon entering the property there is a spacious entrance hall overlooked by a semi galleried first floor landing that leads to three bedrooms each with en-suite facilities and a dressing area to the master bedroom. Double doors lead from the hallway downstairs to a majestic open plan lounge/dining and kitchen area with porcelain marble style tiled flooring throughout and underfloor heating. Part of the living room area has a stunning vaulted ceiling which is overlooked by glazed wall panels from the master bedroom and there is a large glass pivot door with matching glazed panels above and either side that overlook the garden. There is also a stunning open plan granite coloured fitted kitchen with a large island



with quartz work surface and a concealed door leading to a good sized utility room with an internal door to the garage. A heat source pump and solar panels provide heating and hot water to the property and there is black aluminium double glazed windows throughout. Brentwood Town Centre is only three miles away and contains a wealth of amenities, including outstanding schools, golf courses and restaurants. The A127 is also nearby, providing convenient access to the M25 intersection. EPC B.



### **Entrance Hall**

Large built in cloaks cupboard, stairs rising to part galleried landing, double doors to lounge and door to;

### **Cloakroom**

Wash hand basin set in wooden plinth with two wall lights above and low level WC.

### **Lounge/Diner 31' 2" x 28' 0" (9.49m x 8.53m)**

A magnificent open-plan room with part vaulted ceiling, triple aspect views over the gardens and access to the kitchen area divided by a large island unit. Marble style porcelain tiled floor through-out with underfloor heating. Ornamental fireplace and chimney breast with raised electric feature fire. Pivot glazed door with matching windows

either side and above. Further windows overlook the front and rear.

### **Kitchen Area 16' 9" x 13' 8" (5.10m x 4.16m)**

Luxuriously appointed with granite coloured floor to ceiling fitted cabinets incorporating twin Miele ovens, integrated fridge and freezer, Concealed double width pantry cupboard and recess with mirrored backing and cupboards beneath. Large island with breakfast bar, integrated dishwasher and inset sink with Quooker hot tap. Window to side and concealed door to;

### **Utility Room 12' 4" x 9' 3" (3.76m x 2.82m)**

Single drainer sink, fitted base cupboards and space for washing machine. Window and door to rear garden, integral door to;

### **Garage 21' 9" x 11' 9" (6.62m x 3.58m)**

Electric roller door. Heat source pump and hot water tank, power and light connected.

### **First Floor Landing**

Semi galleried overlooking the entrance hall with sky light window and doors to;

### **Bedroom One 17' 9" x 9' 5" (5.41m x 2.87m)**

Part sloping ceiling with skylight windows and two full height glazed panels overlooking the lounge. Access to dressing room area which in turn leads to;









### En-suite Bathroom

Luxuriously appointed with floor standing bath, wall mounted mixer tap. Wash hand basin with drawers beneath, WC and glazed shower cubicle. Marble style tiled floor and part tiled walls. Part sloping ceiling with skylight window.

### Bedroom Two 12' 4" x 12' 3" (3.76m x 3.73m) to rear of wardrobes.

An attractive room with fitted headboard across one wall. Sloped ceiling with skylight window and further window to side. Fitted wardrobes across opposite wall and adjacent access to;

### En-suite Bathroom

Commencing with a dressing table area leading to the bathroom with floor standing bath and wall mounted taps and hand shower. Curved end composite sink with mixer tap and drawers beneath. Part tiled walls, wall light and skylight window.

### Bedroom Three 13' 9" x 9' 1" (4.19m x 2.77m)

Two skylight windows and door to;

### En-suite Shower

Shower cubicle, wash hand basin and WC. Part tiled walls.

### Externally

Standing in 0.32 acre (subject to land survey) the property is approached from a shingled driveway bordered by low level laurel plants leading from the driveway of the neighbouring farm. From here the gardens are open plan with large area of lawn surrounding the property on three sides. A paved patio/terrace with a railway sleeper border leads from the lounge at the side of the barn and there is a shingled courtyard garden area behind the utility room.





















## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		101
(92+) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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