



Priests Lane, Shenfield

Priests Lane

Shenfield

Guide Price £2,500,000

If you are looking for a luxurious, low energy and spacious family home, then these two newly constructed houses by Les Clark Building Contractors are the perfect opportunity! The Edwardian style elevations provide an elegant and classical look, while the traditionally constructed, 3800.5 sq. ft. (353.1sqm) of accommodation provides generous space for the whole family. The ground floor boasts a large West End Interior fitted kitchen/dining/family room with Siemens and Miele appliances, separate living room, office/study and utility room. Upstairs, you will find five generously sized bedrooms with en-suite bathrooms including a luxurious master bedroom with spacious West End Interior fitted walk-in wardrobe and on the second floor the bedroom has a luxurious ensuite shower, vaulted ceiling with exposed steel ceiling beams and dressing and study area's. The house also benefits from a large west facing rear garden, complete with a home office/gym/garden room with cloakroom and in addition an integral garage to the front. Located in Priests Lane, this property is easily accessible to both Brentwood School and Shenfield Broadway with its mainline railway



station offering a fast and frequent service to London. A luxury specification includes; West end Interior kitchen with Siemens and Miele appliances, Quooker hot tap and Bora induction hob with downdraft extraction, Miele washing machine and heat pump tumble dryer. Solar panels* and an air source heat pump (ASHP) for lower carbon underfloor heating throughout. Some attractive features of the house include; Control 4 lighting system programable for individual room & mood settings, Crittall style metal framed internal doors from the reception hall to the kitchen/family room and oak and cast iron newels to the staircase. Vaulted ceilings to the master and top floor bedrooms. Luxury en-suites to all bedrooms, beautiful landscaped west facing gardens with superb cedar wood clad cabin with self-contained cloakroom suitable for use as a home gym, media/cinema room or home office. Ready for occupation. Ten year Build Zone warranty. EPC B.

Reception Hall

Lounge 19' 3" x 11' 2" (5.86m x 3.40m)

Cloakroom

Study 11' 4" x 7' 9" (3.45m x 2.36m)

Utility Room 11' 2" x 6' 7" (3.40m x 2.01m)

Kitchen/Family/Dining Room 27' 2" x 25' 9" (8.27m x 7.84m)

at max. point.

First Floor Landing

Master Bedroom 17' 9" x 15' 2" (5.41m x 4.62m)

Walk-in Wardrobe 11' 0" x 5' 11" (3.35m x 1.80m) *to rear of wardrobes.*

En-suite Bathroom 11' 2" x 5' 11" (3.40m x 1.80m)

Bedroom Two 15' 10" x 12' 7" (4.82m x 3.83m) *max.*

En-suite Shower 11' 2" x 5' 5" (3.4m x 1.65m)

Bedroom Three 14' 3" x 13' 2" (4.34m x 4.01m) *max.*

En-suite Shower 9' 0" x 6' 1" (2.74m x 1.85m)

Bedroom Four 14' 6" x 11' 2" (4.42m x 3.40m)

En-Suite Shower Room 11' 0" x 5' 7" (3.35m x 1.70m)

Second Floor Landing

Bedroom Five 19' 8" x 27' 2" (5.99m x 8.27m)

En-suite Shower 10' 11" x 6' 6" (3.32m x 1.98m)

Cabin 25' 1" x 15' 11" (7.64m x 4.85m)

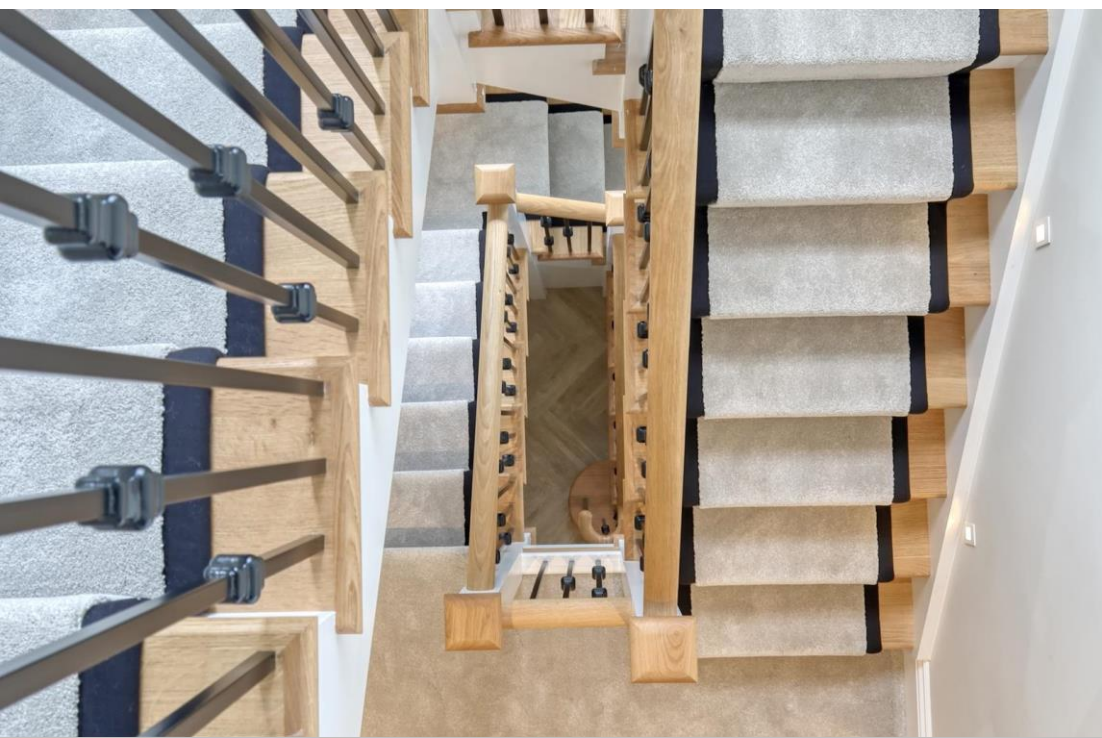
Cloakroom

*Solar Panels The solar panels have the potential to add batteries, if required, that can store solar electric with the option to top up during a lower night-time tariff.

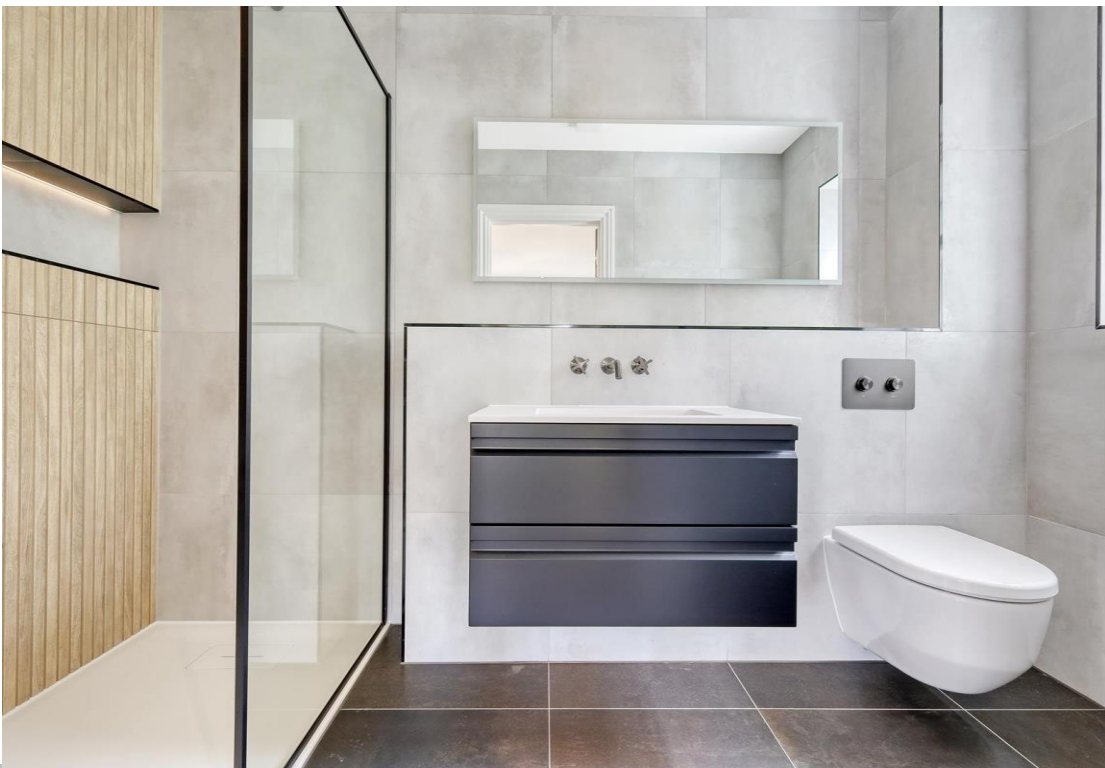
















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	86	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Council Tax Band

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