



**Drovers Mead, Warley**

# Drovers Mead

## Warley

£890,000

A most distinctive four bedroom 'water tower' style detached property providing well planned, spacious accommodation arranged over three levels with an observation landing on the top floor providing far reaching views over South Weald. Occupying a select position facing a central green, conveniently positioned for Holly Trees primary school and Brentwood mainline railway station that also includes the Elizabeth Line for the West End and Heathrow airport. Brentwood High Street and local shops are also within walking distance. The accommodation comprises a spacious open-plan reception room with cloakroom, kitchen area and dining room extension with skylight windows and corner bi-fold doors enjoying views of the garden. On the first floor there are two bedrooms sharing a Jack and Jill bathroom with separate shower and



stairs rise to the second floor with an impressive master bedroom that has a vaulted atrium style ceiling. Bedroom four and a separate bathroom can also be found on this level. Behind the rear garden there is access to a garage with parking in front. No onward chain. EPC C.

### Entrance

Entrance door with multi paned windows to the side, opening to;

### Living Room 21' 4" x 16' 1" (6.50m x 4.90m)

Wood flooring, two radiators, feature port hole window to side, single door leading to rear terrace, door to lobby and cloakroom. Open plan to;

### Kitchen 11' 2" x 9' 7" (3.40m x 2.92m)

Contemporary range of fitted units with contrasting solid wood work surfaces and tiled

splashbacks. Inset one and a half bowl sink with instant boiling water tap. Stainless steel range style cooker with extractor hood above, integrated dishwasher and space for wine fridge. Tiled flooring, recess ceiling lights.

### Dining Room 13' 1" x 10' 10" (3.98m x 3.30m)

Tiling to floor, skylight windows and corner bi-fold doors enjoying views of the garden. Underfloor heating. Door to;

### Utility 8' 6" x 4' 0" (2.59m x 1.22m)

Space for stacking washing machine and tumble dryer, and wall mounted gas boiler. Tiling to floor.

### Cloakroom

Contemporary style suite comprising low level WC, pedestal wash hand basin, radiator, recess lighting and extractor fan. Tiled wall with contrasting solid wood floor, double glazed feature port hole window to side.

### First Floor Landing

Airing cupboard, turning staircase ascending to second floor, double glazed feature port hole windows to triple aspect. Doors to;

### Bedroom Two 21' 4" max x 13' 5" max to rear of wardrobe (6.50m x 4.09m)

Two double fitted wardrobes, two radiators, windows to front and rear. Door to;

### En-suite

Jack and Jill style bathroom with Villeroy & Boch suite; tiled bath, low level WC, pedestal wash hand basin and walk in shower cubicle. Tiling to walls and floor, radiator, window to front.

### Bedroom Three 11' 5" x 10' 6" (3.48m x 3.20m)

Radiator, window to rear.

### Second Floor Landing

Radiator, observation triple aspect windows with views over South Weald, space for desk and doors to;





**Master Bedroom 21' 2" x 14' 8" (6.45m x 4.47m)**

Two radiators, feature vaulted roof light with electronically operated multi paned windows. Triple aspect port hole windows. Door to;

**Bathroom**

Contemporary style Villeroy & Boch suite comprising tiled bath, low level WC, pedestal wash hand basin and walk in shower cubicle. Heated chrome towel rail, tiled walls and flooring. Window to rear.

**Dressing Room/Bedroom Four 9' 10" x 8' 5" (2.99m x 2.56m)**

Formerly used as a dressing room. Access to loft, radiator, window to rear.

**Garage 17' 5" x 8' 0" (5.30m x 2.44m)**

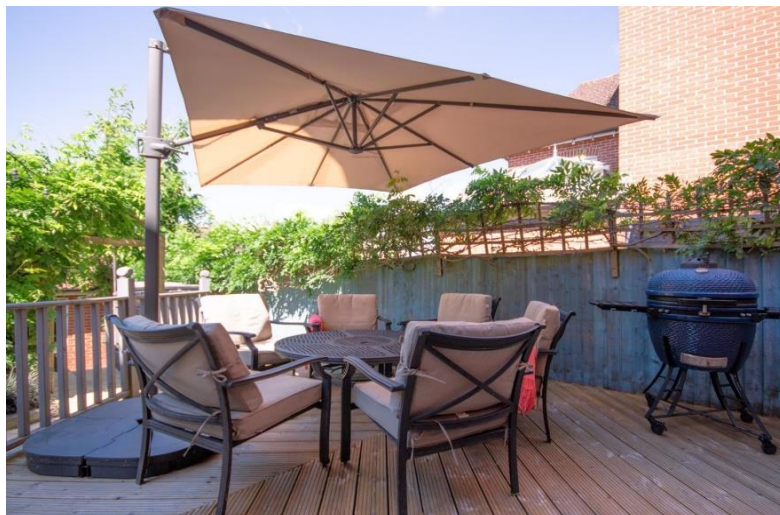
Electric up and over door. Power and light connected.

**Externally**

Pathway leading to front of house, side access;

**Rear Garden**

Landscaped rear garden commencing with paved terrace with contrasting railway sleepers and shingle planting beds, the rest laid to lawn. To the side there is a two tier timber terrace with decorative balustrades ideal for entertaining, steps leading to rear of garage.













Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
		70	78
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

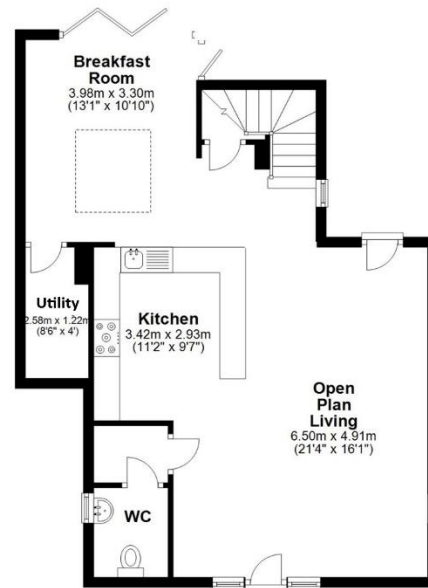
Council Tax Band G

148 Hutton Road  
Shenfield  
Essex CM15 8NL  
**01277 225191**

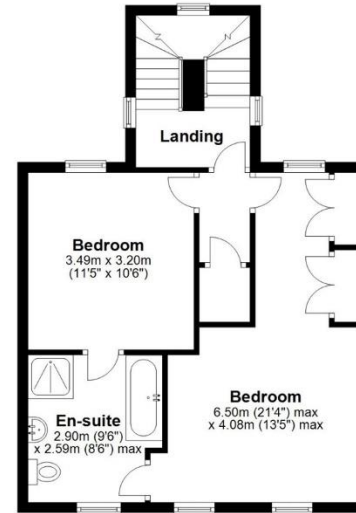
admin@wnproperties.co.uk  
wnproperties.co.uk



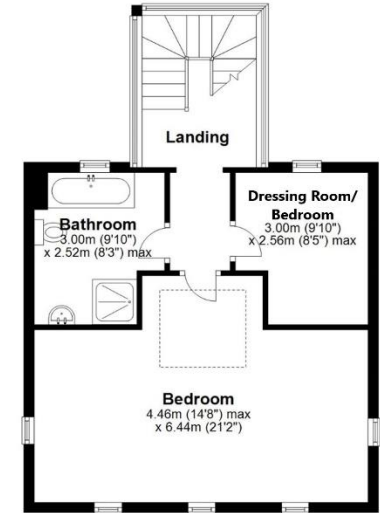
Ground Floor



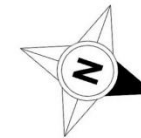
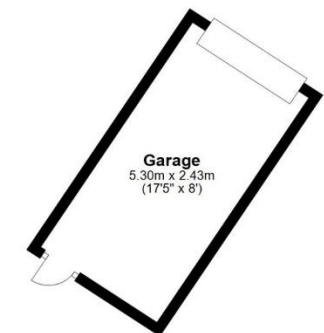
First Floor



Second Floor



Outbuilding



**APPROX INTERNAL FLOOR AREA** 163 SQ M (1760 SQ FT)  
**OUTBUILDINGS** 14 SQ M (150 SQ FT)  
This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate  
**NOT** to be used for valuation purposes  
Copyright WN Properties 2024

Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.