



**The Rowans 76 Priests Lane
Old Shenfield**

MEACOCK & JONES

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MEACOCK & JONES

A delightful late Victorian villa offering 3,419 square foot accommodation situated in one of the most popular parts of Old Shenfield, retaining much of the original character and appointed to a superb standard throughout. This interesting period house has been considerably enlarged and remodelled by the current owner, has the benefit of a large garden and is a short distance from Brentwood School and the centres of Shenfield and Brentwood

Offers in excess of £1,795,000



A panelled wood effect front door opens to:-

ENTRANCE PORCH

A useful area for the storage of coats and shoes. Tiling to floor. From here a wood panelled glazed door with windows to either side opens to:-

ENTRANCE HALL

A 9' ceiling height very much provides an impression of space. Picture rail. Coved cornice to ceiling. Tiling to floor with underfloor heating. A white painted spindled balustraded staircase with wooden hand rail rises to the first floor landing and below the staircase a door opens to a deep storage cupboard fitted with shelving and light. In addition there is a smaller built in cupboard fitted with light.

SITTING ROOM 15'8 max x 12'1 (4.78m max x 3.68m)

A bright and spacious reception room drawing maximum light through hardwood double glazed sash windows to the front elevation with Victorian style radiator below. Ornate coved cornice to ceiling and decorative ceiling rose. Picture rail. Shelving fitted within the recesses to either side of the chimney breast.

DRAWING ROOM 27'6 x 11' (8.38m x 3.35m)

A well proportioned dual elevation reception room fitted with two hardwood double glazed sash windows to both the rear and front elevations. Victorian style radiators fitted below all four windows. Ornate coved cornice to ceiling. Decorative ceiling rose. Picture rail. Walnut wood strip flooring. A focal point is a marble Victorian style fireplace with granite hearth and Victorian style tiled surround.

KITCHEN/BREAKFAST ROOM 27'3 x 17' to 15'4 (8.31m x 5.18m to 4.67m)

A magnificent open plan kitchen/breakfast room and very much the hub of this large characterful family home. The house has been extended by the current

owner to create a large open plan kitchen area with a family room leading off. The kitchen has been comprehensively fitted with a fine quality range of contemporary style light gloss units that comprise base cupboards, drawers and matching wall cabinets along three walls. A long contrasting granite worktop incorporates a one and a quarter bowl sink unit with mixer tap and ribbed granite drainer. The worktop has an overhang to provide a breakfast bar capable of seating two people. Integrated appliances to remain include a Miele five ring gas hob with Blanco by Gutmann stainless steel extractor fan fitted above. Bosch fan assisted double oven with Bosch integrated microwave oven adjacent and Bosch plate warming drawer beneath. Integrated Bosch dishwasher. Recess designed to accommodate a wine cooler. Tall built in refrigerator and freezer. Tiling to floor with underfloor heating. Spotlights and ornate coved cornice to ceiling. Integrated Sonos ceiling speakers. The kitchen breakfast room draws light from tall bi folding doors that open to the rear garden terrace and two hardwood double glazed sash windows fitted to the side elevation. Large Victorian style radiator. Underfloor heating.

GROUND FLOOR CLOAKROOM

Comprises a Villeroy & Boch suite with back to wall WC with concealed cistern. Circular wash hand basin with tiled splashbacks. Tiling to floor with underfloor heating. Spotlights to ceiling. Extractor fan.

UTILITY ROOM 10'5 x 6'1 (3.18m x 1.85m)

An excellent companion to the kitchen/breakfast room fitted with a similar range of contemporary style light units that comprise base cupboards, drawer and matching wall mounted cabinets. A wide granite worktop incorporates a porcelain butler style sink unit with mixer tap and ribbed granite drainer. Spotlights to ceiling. Continuation of tiling to floor with underfloor heating. Hardwood double glazed sash window to the side elevation and hardwood double glazed door leads outside. Door to airing cupboard that

incorporates a Megaflow hot water cylinder with shelving fitted above. Additional door to:-

STUDY/PLAYROOM 17'1 x 10'4 (5.21m x 3.15m)

A versatile room situated adjacent to the kitchen/breakfast room from which four hardwood double glazed sash windows face both the side and rear and elevations. Two Victorian style radiators. Spotlights and ornate coved cornice to ceiling. Wood effect flooring. This room could make an additional sitting room or a children's playroom or home office, if required.

FIRST FLOOR LANDING

The first floor landing is very broad and in fact has a maximum width of 34'. Light is drawn from a double glazed Velux skylight window. Radiator. Picture rail. To the far end of the landing a door opens to a second staircase that rises to the second floor landing and below this is useful storage. Doors to:-

BEDROOM ONE 24' x 16' to 15'4 (7.32m x 4.88m to 4.67m)

A particularly large master bedroom suite from which hardwood double glazed sash windows face the rear elevation, each with a Victorian style radiator below. Ornate coved cornice to ceiling. Picture rail. Additional Victorian style radiator. Door to:-

DRESSING ROOM 10'4 x 9' (3.15m x 2.74m)

An excellent companion to the master bedroom illuminated by a hardwood obscure double glazed sash window to the side elevation. Spotlights to ceiling. Wood effect flooring.

EN-SUITE

A luxuriously appointed en-suite comprising a free standing Duravit bath with mixer tap. A back to wall Villeroy & Boch WC with concealed cistern. A wide shower enclosure with wall mounted controls and hand held shower attachment. Tiling to floor with under floor heating and tiling to full ceiling height.

Heated towel rail. Spotlights to ceiling and integrated Sonos speakers. Extractor fan. Two obscure hardwood double glazed sash windows face the rear elevation.

BEDROOM TWO 16' to 12'4 x 10'3 (4.88m to 3.76m x 3.12m)

Another sunny bedroom from which hardwood double glazed sash windows face the front elevation. Two Victorian style radiators. Picture rail. Ornate coved cornice to ceiling. Access to loft storage space. Door to:-

EN-SUITE SHOWER ROOM

Comprising a tiled shower enclosure with wall mounted controls. Circular vanity wash hand basin with cupboard below. Villeroy & Boch back to wall WC with concealed cistern. Tiling to floor and to full ceiling height with feature mosaic effect tiled borders. Spotlights to ceiling. Extractor fan. Frosted hardwood double glazed sash window to the side elevation

BEDROOM FOUR 14'2 x 12'8 (4.32m x 3.86m)

Like all bedrooms within this property, this is a very good sized double bedroom. Two hardwood double glazed sash windows face the front elevation each with a Victorian style radiator fitted below. Ornate coved cornice to ceiling. Picture rail.

BEDROOM FIVE 14'1 x 12'7 (4.29m x 3.84m)

Two hardwood double glazed sash windows face the front elevation. Two Victorian style radiators. Ornate coved cornice to ceiling. Picture rail.

FAMILY BATHROOM 12' x 11' to 8' (3.66m x 3.35m to 2.44m)

An attractive family bathroom fitted with a freestanding oval shaped bath with mixer tap and hand held shower attachment. Wide tiled shower enclosure with wall mounted controls and hand held shower attachment. Villeroy & Boch back to wall WC with concealed cistern. Twin vanity wash hand basins with mixer tap, art deco style tiled splashbacks and

contemporary style gloss cupboards fitted below. Two heated towel rails. Spotlights to ceiling. Tiling to floor with underfloor heating. Extractor fan. Frosted obscure hardwood double glazed sash windows face the rear elevation.

SECOND FLOOR LANDING

A second staircase rises to the second floor landing. Two double glazed Velux style windows to the front. Radiator.

BEDROOM THREE 18'8 x 14' to 12'9 (5.69m x 4.27m to 3.89m)

A hardwood double glazed window to the rear elevation provides elevated views and additional light is drawn from two hardwood double glazed style Velux windows to the front elevation. Radiator. Doors open to extensive eaves storage space. Spotlights to ceiling. Door to:-

EN-SUITE SHOWER ROOM

Comprises a tiled shower enclosure with wall mounted controls. Close coupled WC. Pedestal wash hand basin with mixer tap. Tiling to floor and to walls with vertical feature mosaic effect coloured border. Spotlights to ceiling. Extractor fan.

REAR GARDEN

The rear garden is a particularly attractive feature and has a depth of 126' and a width of 45'. The overall plot measures approximately 0.2 acre STLS. Running across the rear of the property is a paved terrace with raised flowerbeds retained by a low level brick wall and large timber railway sleepers. From here steps descend to a second raised patio sufficiently large to accommodate a dining table and chairs. From here the remainder of the garden is laid to lawn interspersed with mature array of trees on either side boundary. To the far end of the garden is an outbuilding with a shingle area adjacent that incorporates a summerhouse and storage unit. There is access to the front of the property via the side of the house through a secure wrought iron gate. Outside light. Several external electric sockets. Tap.

OUTBUILDING/BAR & GAMES ROOM 22' x 13'6 (6.71m x 4.11m)

Fitted with sliding double glazed doors and a double glazed window to the side elevation. Contains power, light, WIFI and hard wired ethernet cabling back to the main house. Heating. Spotlights to ceiling. This area currently provides a games room, though could quite easily serve as a an excellent home office or gym, if required. Alarm to wall. Adjacent is a:-

STORE ROOM 9' x 8' (2.74m x 2.44m)

Frosted glazed window to side. Power and light. An excellent space for the storage of garden equipment and furniture.

FRONT GARDEN

The front garden comprises a large carriage paved driveway with tall mature laurel hedgerow to both side boundaries and to the centre is a low level brick wall with wrought iron inset and planted with a mature red robin hedge that provides screening from the road. Access to garage.

GARAGE 17'3 x10'6 (5.26m x3.20m)

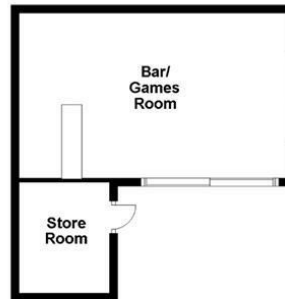
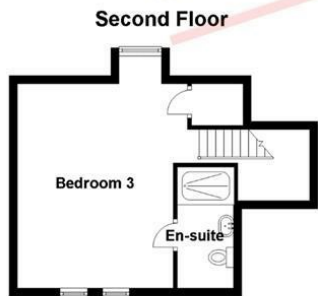
Fitted with an electronically operated up and over door. Power and light connected. This area accommodates the fuse box and meters Worcester wall mounted Bosch Gas fired boiler.

AGENTS NOTE

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.







**APPROX INTERNAL FLOOR AREA
318 SQ M 3419 SQ FT
EXCLUDING OUTBUILDING**

This plan is for layout guidance only and is **NOT TO SCALE**.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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