



**The Birches Thorndon Approach
Herongate**

MEACOCK & JONES

A superb spacious family home situated in a delightful grounds of 0.445 of an acre. This fine property is located in a prestigious position on this popular private estate and is approached along an impressive private tarmac driveway and accessed through wrought iron security gates. There is side access on both sides of the property and a lawned area with mature shrub bed borders. This appealing property benefits from approximately 3,927 sq ft of well proportioned accommodation and has the benefit of an attractive south westerly facing rear garden that flanks Thorndon Park golf course. The property is 2.9 miles from Brentwood mainline railway station with Elizabeth line connections to London and falls within the Ingrave Johnstone and St. Martin's School catchment areas. Accommodation includes four bedrooms, two en-suites, luxuriously appointed Tom Howley kitchen and triple garage. subject to planning, the property offers potential for further development, if required.

£1,749,995



Yorkstone steps rise to the porch with solid wood entrance door with glazed panels to either side which opens to the:-

Entrance Hall 23'2 x 10'9 (7.06m x 3.28m)



A most impressive entrance hall measuring 22'4 in depth. A vaulted ceiling adds to the impression of space within the area. An oak staircase rises to the first floor landing. Cloaks cupboard. Amtico flooring. Radiators with bespoke covers. LED lights to ceiling. Double doors open to the kitchen/dining/breakfast area, living room and inner hallway which leads to the utility area and bedrooms two, three, four and separate large utility room.

Downstairs Cloakroom 5'6 x 4'6 (1.68m x 1.37m)

Comprises a back to wall WC and sink with vanity unit below. Coving to ceiling. Extractor fan. Radiator. Coving to ceiling. Continuation of Amtico flooring from the entrance hall.

Study 10'1 x 8'1 (3.07m x 2.46m)



UPVC double glazed window to the front elevation with plantation shutters. Fitted with bespoke wooden office furniture providing a spacious desk area with cupboard and drawers beneath. Coved cornice to ceiling.

Living Room 20'9 x 14'7 (6.32m x 4.45m)



A bright spacious lounge. To one wall is an oak media unit with storage space. Two radiators. Wall lights. Picture lights. This room opens to the:-

Summer Room 17'6 x 9'10 (5.33m x 3.00m)



The lounge opens to the summer room which beautifully connects to the secluded private rear garden. The room is illuminated by a skylight window and additional light is drawn from five glazed bi-folding aluminium doors that lead out to the south westerly garden terrace. Feature exposed brickwork to two walls. Two radiators. Coved cornice to ceiling. Wall lights. Door leads into kitchen.

Kitchen/Dining Area/Breakfast Room 46'5 x 13' (14.15m x 3.96m)



A truly magnificent dual aspect room accessed from the hallway and the summer room. Luxuriously appointed and recently fitted bespoke Tom Howley kitchen from their Hartford range comprising shaker style units that comprise base cupboards, drawers and matching wall cabinets. A large central island unit with contrasting quartz worktop incorporates the butler style sink and additional storage. Integrated appliances to remain include dishwasher, dual ovens with warming drawers, steam oven, coffee machine, wine cooler, two fridges and two freezers. Induction hob with mantle and chimney extractor hood above. Built-in tea & coffee machine facilities. Pull out bin storage. Additional radiator. To one end of the room is a dining area double glazed window to the front elevation with plantation shutters and radiator below. Three radiators. UPVC double glazed window to the

side elevation. Amtico flooring. Velux window. French doors with plantation shutters lead out to the landscaped rear garden.

First Floor Landing 10'8 x 2'11 (3.25m x 0.89m)

Part galleried landing. Door to:-

Principal Bedroom 27'10 x 17' (8.48m x 5.18m)



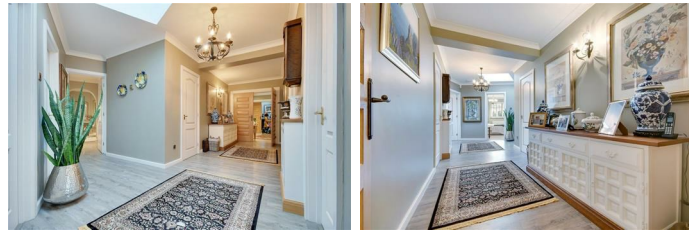
Situated on the first floor accessed from the part galleried landing this is a very bright and spacious bedroom indeed. Two sets of French doors with plantation shutters lead out to a balcony which provides views of the south westerly facing rear garden. Further window to the side elevation with plantation shutters. Radiator with decorative cover. Fitted to two walls are a range of wardrobe providing ample hanging and shelving space. Further double storage cupboard. LED lights and coved cornice to ceiling.

En-Suite Bathroom 10'3 x 14'2 (3.12m x 4.32m)



Fitted walk-in shower cubicle with hand held shower controls. Dual sink units with vanity units fitted below. Two chromium heated towel rails. Built-in bath. Back to wall WC. Shaver point. Half tiling to walls. Porcelain tiling to floor. LED lights to ceiling.

Inner Hallway



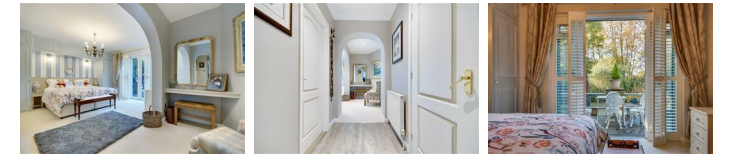
From the main entrance hall a pair of glazed panelled double doors lead into the inner hallway. Fitted with storage cupboards and useful drying cupboard which also houses the gas fired boiler. Amtico flooring. Coved cornice to ceiling. Radiator with bespoke cover. Access to bedrooms two, three and four. Door to:-

Shower Room 8'11 x 8'1 (2.72m x 2.46m)



UPVC double glazed window to the front elevation with plantation shutters. Back to wall WC. Wash hand basin with vanity unit below. Walk-in shower cubicle with hand held controls. Built in storage cupboard. Chrome towel rail. Shaver point. LED lights to ceiling. Full tiling to ceiling height. Amtico flooring.

Bedroom Two 19'6 max x 13' (5.94m max x 3.96m)



Accessed from the inner hallway. A good size double bedroom with built-in storage cupboard to two walls. Bespoke dressing area. Amtico flooring. Radiator. Coved cornice to ceiling. French doors with plantation shutters and glazed panels to either side leading out to a private terrace. Cupboard housing the megaflo boiler system. Door leading to the:-

En-Suite Bathroom 12'10 x 8'2 < 5'9 (3.91m x 2.49m < 1.75m)



Fitted with a walk-in shower cubicle with hand held controls and shower head above. Chrome towel rail. Bidet. Wash hand basin with quartz worktop and vanity unit below and mirror above. Back to wall WC. Built-in bath with hand held shower controls. Shaver point. LED lights to ceiling. Continuation of Amtico flooring. Full tiling to ceiling height. UPVC double glazed window to the side elevation with plantation shutters.

Utility Room 14'4 x 9'6 (4.37m x 2.90m)

A large room which could easily be used as an additional bedroom or second study, if required. To one wall is a range of units comprising base and eye level units with laminate worktops above. One and a half bowl sink unit. Space for washing machine and tumble drier. Tiling to floor. Radiator. Coved cornice to ceiling. Door with plantation shutters providing access to the side of the property.

Bedroom Four 14'4 x 9'4 (4.37m x 2.84m)



Fitted with a range of floor to ceiling wardrobes to one wall. UPVC double glazed window to the side elevation with radiator below. Coved cornice to ceiling.

Bedroom Three 14'5 x 11'1 (4.39m x 3.38m)



Also accessed from the inner hall a delightful bedroom with UPVC double glazed window to the front elevation with plantation shutters and radiator below. Access to loft storage space. An archway leads into the main bedroom area. Fitted with a range of floor to ceiling wardrobes to one wall providing useful hanging and shelving space. Further built-in storage cupboard to one wall. Additional UPVC double glazed window to the rear elevation with plantation shutter and radiator below. Coved cornice to ceiling. Amtico flooring.

Rear Garden

The very private south westerly rear garden is a particularly attractive feature of the property and is beautifully landscaped. The area benefits from two garden terraces with Yorkstone paving and brick piers with aluminium balustrading. The area is accessed from the kitchen area and also bedroom two. The area is laid mainly to lawn. Pergola. Ornate lamp post lighting. Wide side access from both sides of the garden to the front of the property. Personal door to the garage.

Front Garden

The property via electronically operated wrought iron

gates with large brick piers which open to the tarmac driveway which provides off street parking for around twelve vehicles with ease. External lighting. The remainder of the area is laid to lawn with mature shrubs. Silver birch and oak tree.

Garage One 21'8 x 15'4 (6.60m x 4.67m)

Two electronically operated up and over doors. Power and light. Door to rear garden.

Garage Two 21'11 x 15'4 (6.68m x 4.67m)

Electronically operated up and over door. Power and light.

Additional Information

Although already a very impressive property, subject to planning there is further scope for enlargement, if required.

Agent's 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.

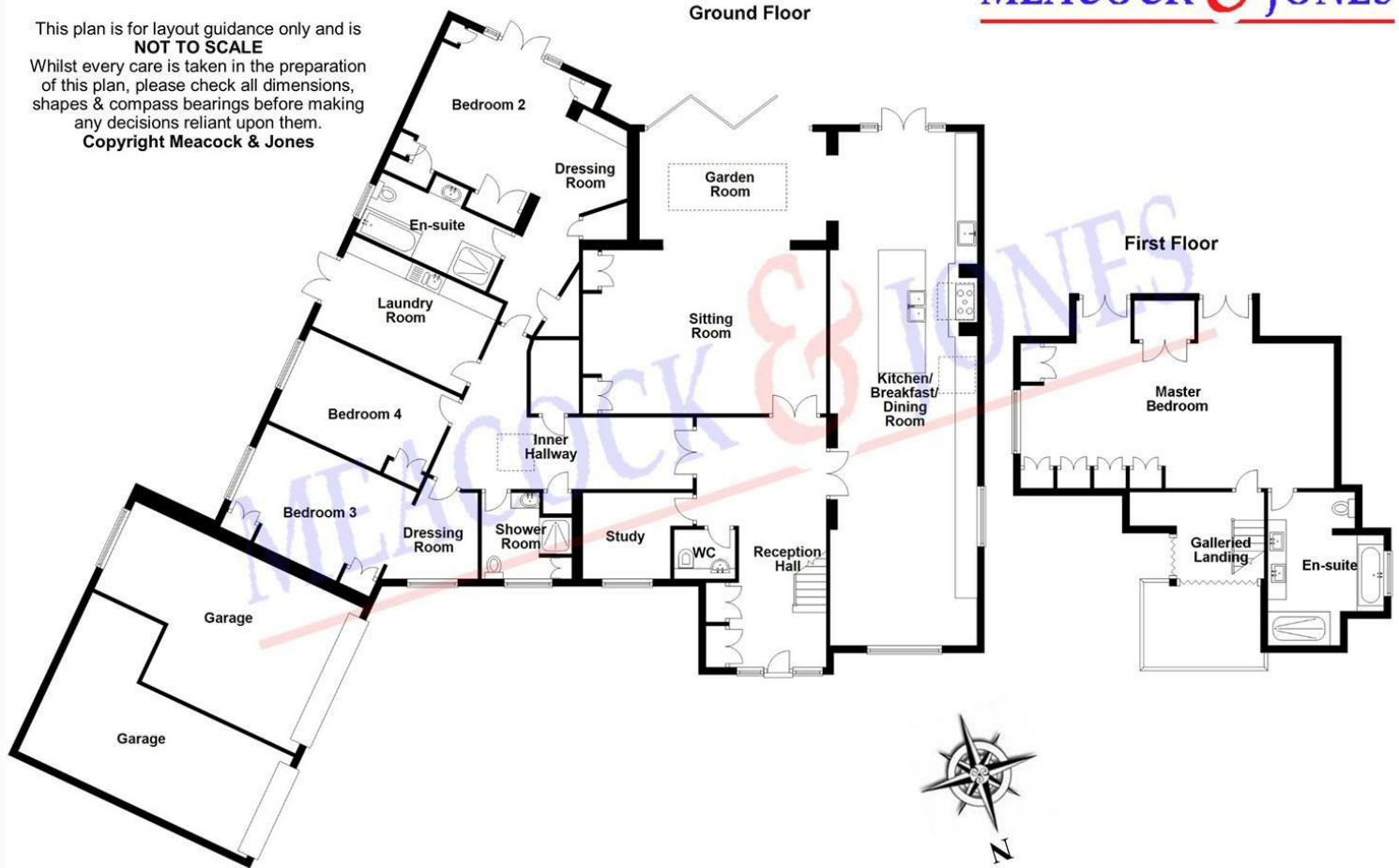




APPROX INTERNAL FLOOR AREA
364 SQ M 3927 SQ FT
INCLUDING GARAGES

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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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