

# DURDEN & HUNT

INTERNATIONAL



## Sandpit Lane, Brentwood CM14

Offers In Excess Of £2,500,000

- Detached Four Bedroom Home
- 23 Stables And Two Flood Lit Arenas
- Ample Gated Parking
- Unique Equestrian / Business / Development Investment Opportunity
- Property With Multiple Reception Rooms, Kitchen Diner, Utility Room, Downstairs WC And Two Bathrooms
- Excellent Transport Links
- Expansive Plot Of Approximately 25 Acres
- Private Garden

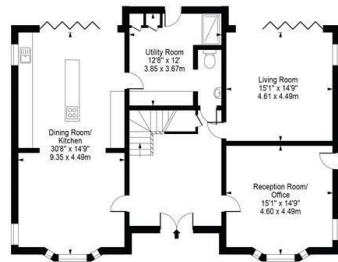
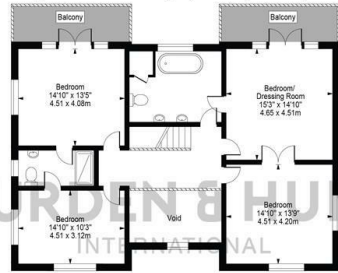
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01277402068

ongar@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk/>

Sandpit Farm,  
Sandpit Lane

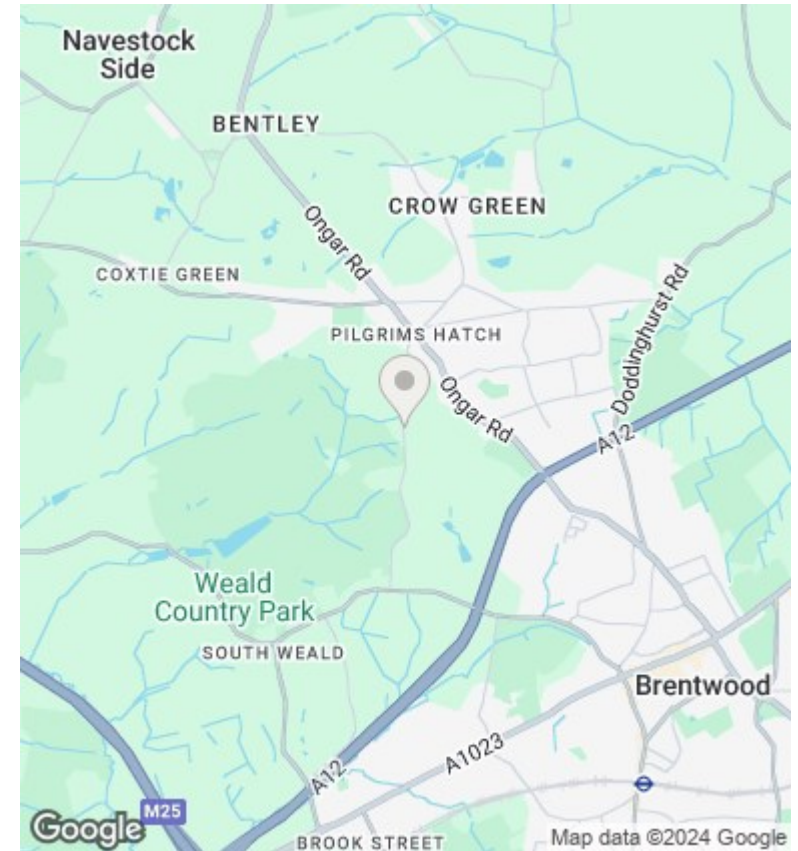
Approx. Total Internal Area 11400 Sq Ft - 1059.06 Sq M  
(Including Outbuildings, Garage, Hayrack & Enclosed Yard)

Approx. Gross Internal Area Of Outbuilding 1: 2621 Sq Ft - 262.09 Sq M  
Approx. Gross Internal Area Of Outbuilding 2: 717 Sq Ft - 66.59 Sq M  
Approx. Gross Internal Area Of Outbuilding 3: 354 Sq Ft - 32.92 Sq M  
Approx. Gross Internal Area Of Outbuilding 4: 2583 Sq Ft - 239.94 Sq M  
Approx. Gross Internal Area Of Outbuilding 5: 757 Sq Ft - 70.30 Sq M  
Approx. Gross Internal Area Of Outbuilding 6: 552 Sq Ft - 51.27 Sq M  
Approx. Gross Internal Area Of Garage/Hayrack: 1141 Sq Ft - 105.99 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only.  
Call 01277402068 to make an appointment.

## Council Tax Band

G

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	90
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	