



110 Priests Lane
Shenfield | Brentwood | Essex | CM15 8HN

FINE & COUNTRY

110 PRIESTS LANE





KEY FEATURES

A stunning new-build Edwardian style residence with generous sized garden, located in the sought-after location of Priests Lane in Shenfield within walking distance of main line rail services directly into London Liverpool Street (22 minutes) and Elizabeth Line services. One of two stylish properties offering five double bedrooms each with en-suite's and approaching 4,000 sq. ft. of high-spec accommodation over three levels.

Designed with excellent eco-credentials boasting high-grade insulation, Control 4 Smart home control system, underfloor heating, solar panels, and electric car charging and the highest standard of insulation throughout. With herringbone Amtico flooring to the ground floor, bespoke West End kitchen designs, stylish bathrooms, feature LED intelligent lighting, generous sized private gardens featuring a Cedar wood outbuilding and garaging, this stunning residence is perfectly located for nearby amenities.

A sweeping Cotswold stone chip driveway leads to the entrance offering off road parking and access to the garage. Constructed using the highest specification including cast stone window sills, double glazed sash windows, handmade clay roof tiles and aluminium guttering. Step into a welcoming hallway with a reception/entertainment room to the left with attractive bay window looking out to the front of the property. Double doors at the end of the hallway lead you into a light and airy kitchen/family room at the rear of the property with bi-folding doors connecting to the patio terrace. The bespoke West End kitchen design features a large central island unit/breakfast bar, built-in Siemens appliances including built-in ovens, microwave, induction hob, coffee-machine, dishwasher, fridge and freezer with the utility appliances including washing machine and heat pump dryer.

A study/home office is off the hallway and adjacent to the kitchen is a separate utility/boot room with door to outside. There is also a ground floor cloakroom/wc and personal door into the garage. The property is linked to a security alarm (Control 4).

Stairs turn up to the first floor level with natural cotton carpets to the landing and bedrooms. The principal bedroom suite overlooks the rear garden and features a walk-in wardrobe leading through to the spacious en-suite bathroom. There are four further impressive double bedrooms each with their own en-suite shower rooms. To the second floor level is a large bedroom with en-suite shower creating a fabulous space for older children or guests. The high specification includes an Air Source Heat Pump and Solar Panels allowing for lower running costs. Solar Panels are wired for battery storage link if required (in-roof system), includes all associated wiring and connections required for commissioning (batteries not included), internet connection required for monitoring.





























Step outside there is gated side access through to the rear garden which is neatly landscaped with well tended lawn, mature planting and porcelain tiled patio area for outside entertaining. A large Cedar wood Garden Room has bi-folding doors, Amtico flooring and separate w.c. Services connected include Smart controlled radiators, WIFI and Control 4 system link. There are external power points and CCTV. These stunning private residences are ready for occupation.

Shenfield of course offers the fast rail services into central London via both Greater Anglia to Liverpool Street (22 minutes) and services via the Elizabeth Line, taking you directly to Heathrow Airport if required. Shenfield Broadway offers a vibrant mix of eateries, wine bars, coffee shops and independent outlets with Shenfield St. Mary's School and senior schools. Nearby Brentwood offers a wider range of amenities including renowned private schooling at The Brentwood School with Grammar Schools at Chelmsford (easily accessible by train).



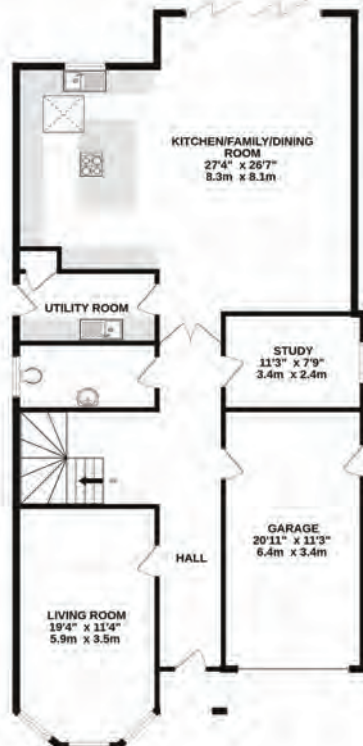




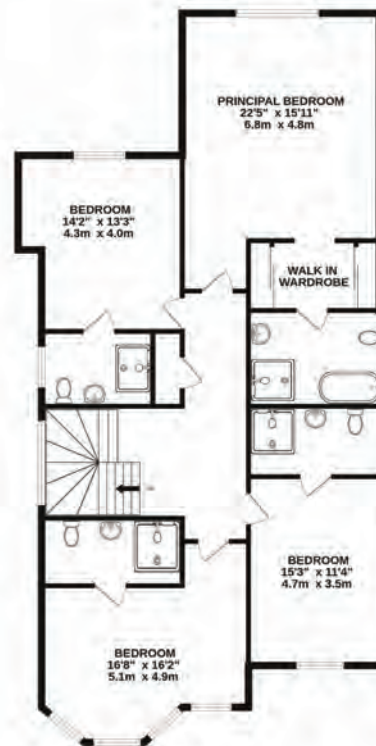
OUTBUILDING
435 sq.ft. (40.4 sq.m.) approx.



GROUND FLOOR
1495 sq.ft. (138.9 sq.m.) approx.



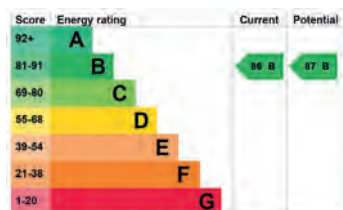
1ST FLOOR
1420 sq.ft. (132.0 sq.m.) approx.



2ND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



Council Tax Band: H
Tenure: Freehold



TOTAL FLOOR AREA : 4002 sq.ft. (371.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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