



Cleves  
Thorndon Approach | Herongate | Brentwood | Essex | CM13 3PA



# STEP INSIDE

## Cleves

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Set on the borders of Brentwood in the heart of Herongate village, comes this 'one of a kind' property offering nearly 6000 sq ft of internal space which includes a leisure complex with pool, changing room, games room and separate snooker room. One of the area's most distinctive homes, combining classic styling with modern convenience. This striking home has a beautiful thatched roof, creating a unique character to the building and excellent natural insulation. Inside this spacious home, the layout includes four reception rooms, five generous double bedrooms, two with en-suite, the principal bedroom off the galleried landing featuring its own bathroom plus a 20ft., dressing/sitting room.

The indoor swimming pool and leisure complex, also has a games room, snooker room and changing/shower facilities, and is considered ideal for relaxing and entertaining. Step inside into a light filled reception hall with wood flooring, balustrade staircase leading up to a galleried landing. Doors lead off to a bright, dual aspect sitting room, flooded with light and overlooking the gardens. The kitchen/breakfast/family room is central to the house and provides a great space to relax and enjoy family time and entertaining with French doors out to the sun terrace and garden. The bespoke 'Christian Howe' kitchen offers much storage and incorporates a wide range of appliances such as Quooker hot tap, wine cooler, ceramic hob, extractor, double oven and microwave, together with dishwasher and refrigerator. There is a central kitchen island ideal for breakfast dining, plus space for a dining table and another zone designed for relaxing with window seating, overlooking the garden. A 25ft. drawing room features French doors to the garden terrace and natural red brick fireplace with oak bressumer beam plus exposed ceiling timbers. Completing the living space is a fitted utility room and cloakroom wc which also provides access into the garage.

An inner hallway leads through to the Leisure Complex, featuring a large well-maintained swimming pool area which has doors opening out to the garden terrace, pine timbered ceiling and the recently re-tiled pool. A changing/shower room is adjacent which includes a wc. The 24ft. games room is perfect for an entertainment zone designed with bi-folding doors for a seamless flow between the house and garden, alongside a versatile kitchenette, that can be opened up to connect directly with the pool area. Furthermore, is a snooker room with classic wood panelled walls, carved wood fireplace and book shelving.

From the galleried landing is access to the principal bedroom which features a private en-suite bathroom and adjoining dressing room/sitting area, offering a refined and private retreat within the home. The second bedroom is fitted with wardrobes and also offers an en-suite bathroom. There are three further spacious double bedrooms and a stylish shower room on this level of the house.

































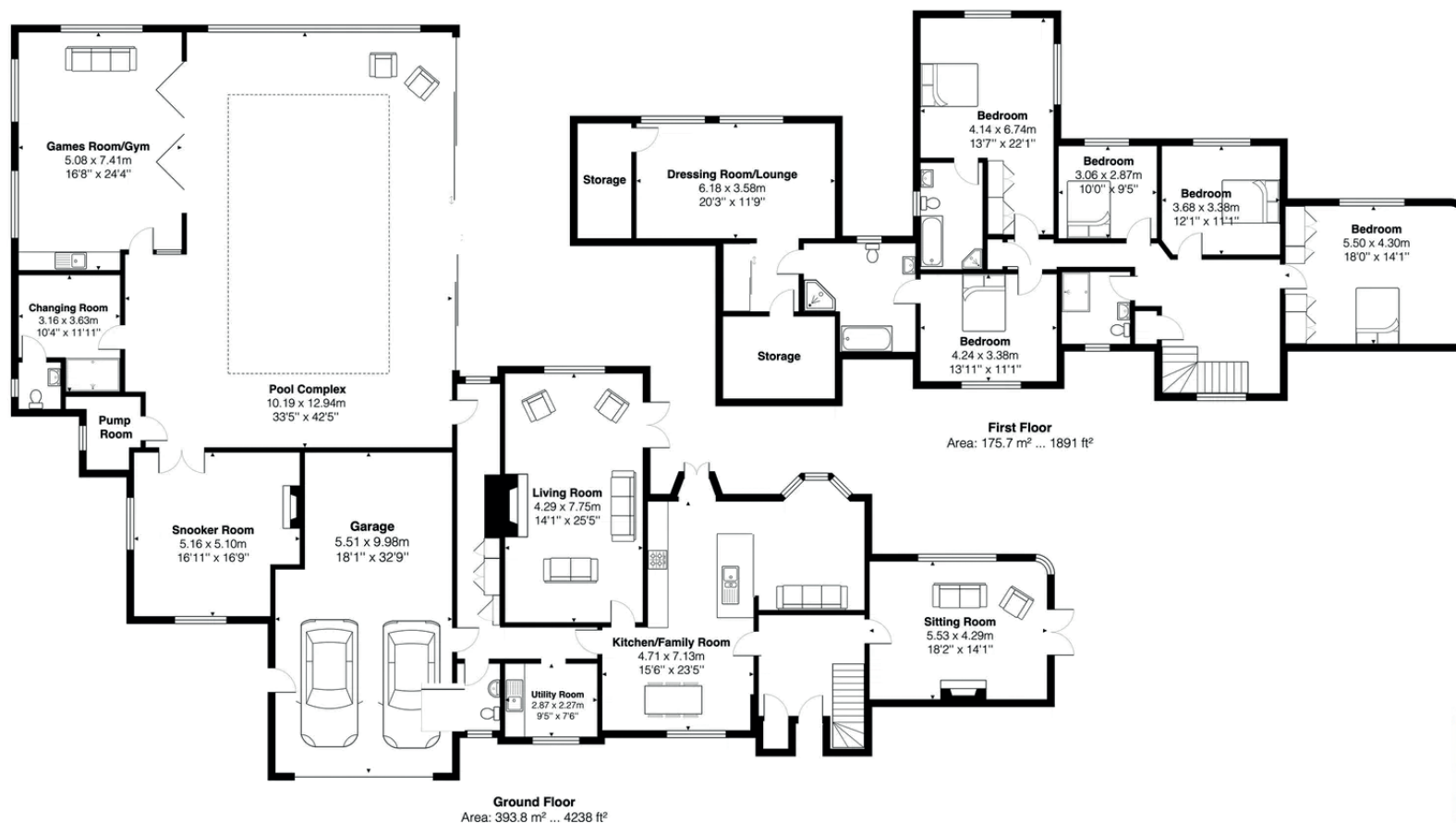
Step outside and the generous frontage in Thorndon Approach provides a good level of off-road parking plus access to a substantial garage which has electronically operated doors, power and light connected. The meticulously maintained south facing gardens are a key feature of the property and offer a tranquil and picturesque setting, a true gardener's delight, featuring three sun terraces and a charming pergola draped with mature Wisteria. Thoughtfully landscaped, the grounds have a range of mature trees and shrubs, vibrant flower borders, well-tended lawns and extensive seating areas, perfect for outdoor relaxation and entertaining.

Located near to the Herongate village cricket green, the local park adjacent to Ingrave Johnstone CofE Primary School, the renowned Thorndon Park Golf Course and the Country Park, the location is perfect to enjoy peaceful walks, leisure activities and the local pubs.

This private residence offers an enviable blend of rural charm with easy access into nearby Brentwood, Shenfield (Elizabeth Line and Greater Anglia rail services), highly regarded schools with C2C rail services from West Horndon nearby.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		

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Council Tax Band: H  
 Tenure: Freehold



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