



Little Orchard
92 Priests Lane | Shenfield | Brentwood | Essex | CM15 8HQ

Little Orchard

A beautifully presented and stylish family home within walking distance of Shenfield Station, Shenfield St Mary's School and Brentwood School. Offering generous living space, four bedrooms, a private gated driveway and a double garage, Little Orchard blends convenience, elegance and privacy.

Accessed via an exclusive electronically gated carriage driveway off Priests Lane, the property enjoys excellent screening from mature trees and features an attractive frontage with an oak-framed porch. Inside, the welcoming entrance hall with parquet flooring leads to light-filled reception rooms and a study/home office.

The formal dining room flows into the spacious living room, where bi-folding doors open onto the sun terrace and gardens. The impressive kitchen/family room also features dual-aspect bi-folding doors and a rooflight, creating seamless indoor-outdoor living. A ground floor cloakroom/WC completes the layout.

Upstairs, there are two superb bedroom suites with dressing rooms and luxury en-suites, plus two further double bedrooms and a beautifully designed contemporary family bathroom. High-quality fittings include Duravit, Hansgrohe and Crosswater, with underfloor heating to the principal en-suite.

















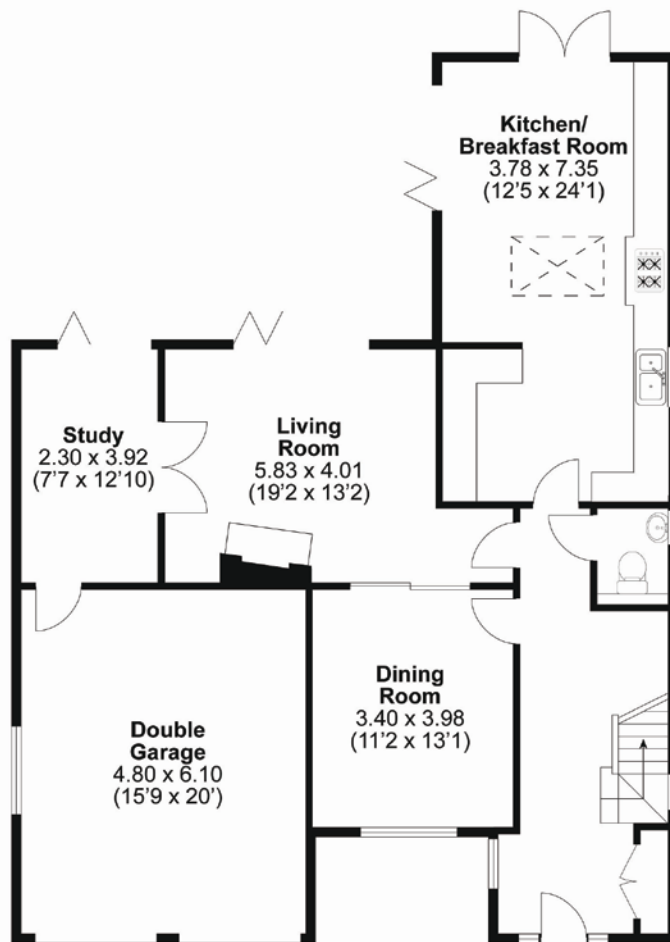
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The beautifully landscaped rear garden extends to approximately 120ft, with lawns, borders, a sun terrace, summerhouse and children's play area, with side access from both sides. The double garage includes a personal door from the study/gym area.

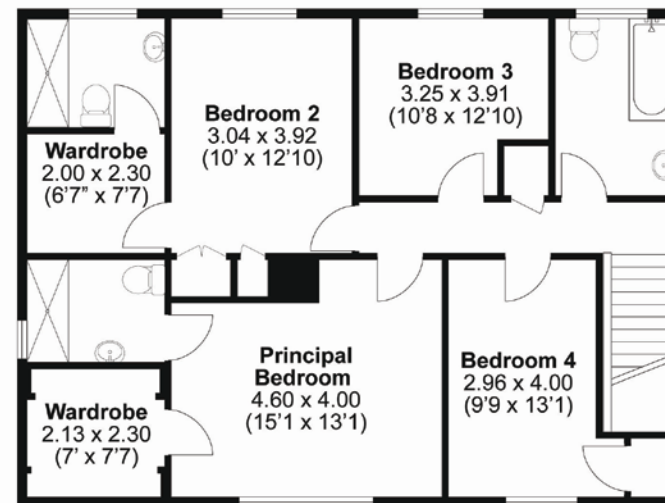
Planning permission was previously granted for a single-storey extension (Ref: 21/00939/HHA Permission granted 13 August 2021). Buyers are advised to verify the current status with the local authority.

Located in the sought-after Shenfield St Mary's catchment area and only a 15-minute walk to Shenfield Station (Elizabeth Line), this home offers excellent access to London, outstanding schools, and the amenities of Shenfield Broadway.





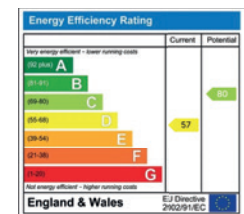
Ground Floor
Approx. 120sqm (1292sqft)



First Floor
Approx. 89.70sqm (966sqft)

TOTAL FLOOR AREA: 2258 sq.ft. (209.7 sq.m.) approx.

Council Tax Band: G
Tenure: Freehold



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