



Sandpit Cottage
SOUTH WEALD





A Country Escape

Tucked away along a leafy lane on the edge of the beloved Weald Country Park, Sandpit Cottage is the kind of home you don't come across very often. A true sanctuary in the heart of the countryside, it balances charm and modernity with the confidence of a home that's been lovingly shaped over time. What begins as a cottage quickly unfolds into something far more generous, with over 3,000 square feet of beautifully curated single-storey living, all enveloped by more than an acre of lush, sun-drenched grounds.

And yet, remarkably, you're just under an hour from the bright lights of Central London. This is the lifestyle sweet spot — peaceful, private, and utterly picturesque, with the energy of the city ready when you are.



A Home with History and Heart

The roots of Sandpit Cottage date back to the 19th century, and there's a sense of heritage here that brings warmth and authenticity to every room. But don't be fooled — this is no timeworn period piece. The current owners have sensitively extended and modernised the home, creating a seamless blend of old and new. There's soul in the red brick chimney and working fireplace, and style in the sleek, contemporary finishes. It's a home that tells a story — but one that's ready for the next chapter.





Laidback Lateral Luxury

Step inside and you're greeted by a wide, light-filled hallway that sets the tone for what's to come. This is a home that flows — effortlessly. At its heart lies a vast, open-plan kitchen, dining and living space that stretches across the rear of the house, flanked by two sets of bi-fold doors opening onto the gardens.

Refitted just a few years ago, the kitchen is a study in understated luxury — think integrated Neff appliances, filtered water and instant hot taps, underfloor heating and a gorgeous white granite worktop that runs the length of the space. Whether you're prepping a family meal or hosting a soirée with friends, this space is designed for life — and for living beautifully.







Just beyond, the living area sits beneath a striking glass skylight, pouring sunlight across the room from dawn till dusk. There's space here for the whole family to come together — or for guests to spill out onto the terrace on warmer days.





But what makes this home truly special is its duality. Off the main space, you'll discover a more intimate living area — once the original entrance to the home, now reimagined as a cosy snug. With a working fire, exposed chimney breast and even a hidden bar (yes, really), it's the perfect spot to curl up with a good book or unwind with a nightcap when the mood calls. This is a home with places to gather — and places to retreat.



Space to Sleep, Work and Indulge

The main house offers three generous bedrooms, each thoughtfully positioned for privacy and peace. The principal suite is a calm, elegant room with plenty of built-in storage and its own en-suite shower room.

Two further doubles are currently set up as a guest bedroom and a home office — ideal for modern life, but adaptable for whatever your lifestyle demands.

And then there's the bathroom. A true indulgence, with its enormous sunken bathtub, wall-mounted television and sleek, contemporary finish. A spa-like sanctuary, perfect for soaking away the day.







The Annexe

Across the courtyard, a detached annexe offers further flexibility — and some truly fabulous surprises.

Unlike many “granny flats” or garden studios, this is a fully self-contained, beautifully finished space which makes it perfect for growing teenagers, visiting guests, live-in nannies or cohabiting parents.

The large double bedroom has built-in wardrobes, the bathroom has been newly refitted, and the open-plan living area (currently used as a cinema room) is a 22-by-15ft haven that could just as easily become a games room, kids’ den, or home office on a grand scale.

There’s even a sleek, modern kitchen — ideal for longer-staying guests, older children, or anyone who values a bit of independence.







Gardens That Keep on Giving

Step outside and the magic continues. The gardens wrap around the house, creating a feeling of complete privacy and immersion in nature. South-facing and stretching over an acre, there's space here for everything from summer garden parties to peaceful morning coffees on the terrace.

The hot tub and swimming pool provide instant holiday vibes, while large lawns, mature borders and multiple seating areas give you the flexibility to entertain — or escape. And for those who like to explore, there's a private access gate leading directly into Weald Country Park. That's 500 acres of ancient woodland, shimmering lakes and wildflower meadows right on your doorstep. Dog walks, Sunday strolls, or woodland picnics — it's all just a stone's throw away.





Effortless Access for Work and Play

Despite its idyllic setting, Sandpit Cottage is anything but remote. Brentwood's newly revamped Elizabeth Line station is just a short drive away, getting you to Tottenham Court Road in under an hour. Whether you're commuting, catching a show, or heading into town for dinner, London feels closer than ever — and coming home to Sandpit Cottage feels even sweeter for it.

Prime Location

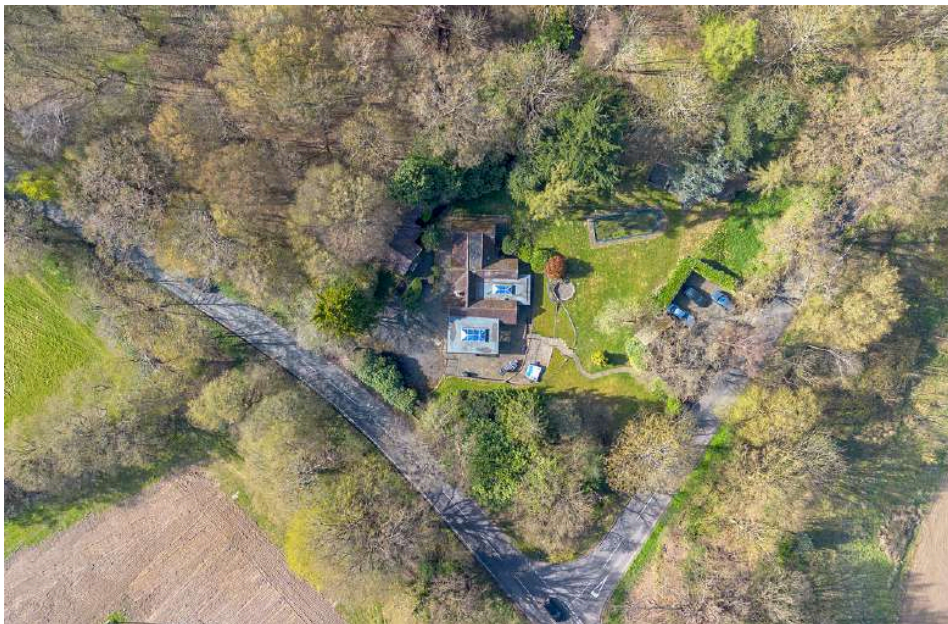
Set on the edge of Brentwood, South Weald offers a rare blend of countryside tranquillity and town convenience — a perfect setting for busy young families looking to enjoy more space, more nature, and a better quality of life.

At the heart of the area lies Weald Country Park, 500 acres of ancient woodland, lakes and wildflower meadows — ideal for weekend walks, bike rides, nature trails and picnics. Children love the deer park and adventure playground, while Hopefield Animal Sanctuary offers a gentle, animal-filled day out nearby.

When the weather turns, families can head to Brentwood Leisure Centre for swimming, soft play and sports clubs, or enjoy the town's cafes, shops and restaurants just a short drive away. There's also a great mix of local nurseries, schools and activities to support family life from toddler to teen.

Despite its rural feel, South Weald is incredibly well connected. Brentwood Station, now on the Elizabeth Line, offers direct services to Central London in under an hour — ideal for commuting or family days out. Major roads including the A12, A127 and M25 are also easily accessible.

Brentwood itself is a thriving town with a warm community feel, great schools, and plenty going on — from sports clubs and stables to music schools and theatre groups. Whether you're starting out, growing your family, or simply looking for more balance, South Weald is a place to put down roots and enjoy the best of both worlds — peaceful, practical and full of possibilities.





FLOORPLANS



GROSS INTERNAL AREA
 GROUND FLOOR: 1955 sq ft, 182m²
 ANNEXE: 740 sq ft, 69m²
 GARAGE: 209 sq ft, 19m²
 OUTBUILDING: 232 sq ft, 22m²
 TOTAL AREA: 3136 sq ft, 291m²

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Video Tour



scan me!

Specifications

- Over **3,000 sqft** of single-storey living space
- Beautifully **refitted** open-plan kitchen/living/dining area with Neff appliances, granite worktops & underfloor heating
- **Three bedrooms** in the main house, including a spacious principal suite with en-suite
- **Family bathroom** featuring a large sunken tub and integrated TV
- Detached, **fully self-contained annexe** with double bedroom, new bathroom, sleek kitchen & 22' x 15' cinema/living room
- Set on a **1+ acre plot** with south-facing gardens and day-long sunshine
- Heated swimming pool, hot tub, lawned areas and **multiple terraces for entertaining**
- Private gate with **direct access** to Weald Country Park (500 acres of woodland & meadows)
- Easy access to Brentwood Station (Elizabeth Line) – Central London in **under 1 hour**.

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