



# Sheep House Horseman Side

Brentwood, CM14 5ST

**Offers In The Region Of £1,300,000**



Smooth Move are delighted to sell this detached 4 bedroom country house near Brentwood with well tended land and far-reaching, uninterrupted views across the countryside.

The fully fenced outside spaces include a paddock with stable, garage with loft space, separate office with heating and lighting and front and rear gardens. There is parking for 6 cars at the front with additional canopied parking to the rear. The total outside space is approximately 3/4 acre.

Weatherboard cladding and wood feature beams add to the charm of the house which was completely refurbished to a very high standard in 2018. The fully fitted kitchen diner with bi-fold doors leads to a terrace and the master bedroom with ensuite has a feature oak balcony. From both these outside spaces the south facing views are remarkable. With gas central heating, a mixture of UPVC double glazing and aluminum double glazed doors, a whole house alarm system and cameras, downstairs cloakroom, blinds and TVs to stay, this house is a must see!

Planning approved for an Orangery and Kitchen extension. A further 3 bedroom property is currently under construction and also available for purchase. Details below.





Hallway

Leading from an oak canopied porch, the bright and airy entrance hallway with solid oak front door leads to all downstairs rooms. With tiled floor matching the kitchen floor tiles, radiator, centre ceiling light, stairs to first floor and under stairs cupboard.

Kitchen / Diner 20'7" x 14'9" (6.29 x 4.52)

A bright and airy space with a fully fitted range of base units and eye level cupboards with marble worktops. A five ring electric hob and extractor on an island surround has a pop-up electric fitting and further cupboard space. Fitted appliances include fridge/freezer, dishwasher, washer dryer, double oven and grill, microwave, wine cooler and a porcelain sink under front aspect window. There is ample room for a dining table and chairs. As well as bi-fold doors, there is side access to the garden, a TV point, tiled floor matching the hallway floor, an upright radiator and flush ceiling lighting.

Lounge 20'6" x 12'8" (6.25 x 3.87)

With cosy log burner and two pairs of patio doors leading to the garden, this room also benefits from the magnificent views. Two radiators, wall lighting and carpet.

TV Room/Office 12'11" x 10'2" (3.95 x 3.11)

Another bright and airy room which would make an ideal sitting room, office or TV room. With an attractive bay window to the side aspect and a window to the front. Tiled floor, radiator and centre light point.

Ground Floor Cloakroom 4'4" x 2'11" (1.33 x 0.91)

WC, wash hand basin, tiled floor.

First floor landing

The galleryed landing has access to the loft which has power and is fully insulated. Carpeted with 2 centre light points.

Bedroom 1 with Ensuite 20'11" x 14'9" (6.39 x 4.52)

A room with a view! 2 sets of patio doors lead onto a south facing, oak balcony with room for table and chairs overlooking the rear garden and countryside beyond. Ample space for wardrobes and bedroom furniture and accessories. Centre light point, two radiators and carpet, windows to front aspect . The en-suite has a walk in shower and screens with double headed shower, WC, wash hand basin, tiled walls and floors, upright radiator and opaque window.

Bedroom 2 12'3" x 11'10" (3.75 x 3.62)

A double room with windows to rear and side aspects. Fitted wardrobe, carpet, radiator, centre light point and TV point.

Bedroom 3 12'11" x 8'8" (3.96 x 2.66)

A double room with fitted wardrobes, side and front aspect windows, carpet, radiator and TV point.

Bedroom 4 10'3" x 7'0" (3.13 x 2.15)

Fitted wardrobe, rear aspect window, carpet, radiator,

Bathroom 10'2" x 7'5" (3.12 x 2.27)

This large family bathroom has a double walk in shower with screens and double headed shower, freestanding, double ended bath, WC and wash hand basin under opaque window. Walls are part tiled and painted and floor is tiled. Upright radiator, extractor and flush ceiling lighting.

Garage / Workshop + Office

Leading through a locked door is the office with alarm, internet, tiled floor, white painted walls, office furniture, heater, window to side aspect and flush ceiling lighting. The garage has a tiled floor, lighting, access to loft via wooden ladder and access to WC and wash hand basin with opaque window. There is an electric shutter door. Outside the garage is a car port and further parking. The loft can be accessed via a ladder from the inside of the garage or a barn style door from the exterior.

Exterior Rear

With access from both sides of the house, the south facing, rear garden is fully fenced and mainly laid to lawn. The patio area is partly tiled and decked and extends across the width of the property. The paddock area with stables is fully fenced with grazing area. The garage with car port, further parking and office are found at the end of a driveway at the rear of the house.

Exterior Front

The front garden is open plan laid mainly to shingle with parking for 6 cars. The boundaries are fenced with established shrubs and an attractive pond feature. Outside lighting add atmosphere to the property, especially at night.

3 BEDROOM DETACHED PROPERTY

Sheep House Gate, currently under construction and adjacent to Sheep House is also available.

Planning permissions:  
Property - 17/01056/FUL  
Stables - 23/00812/FUL  
Shed - 23/00804/FUL

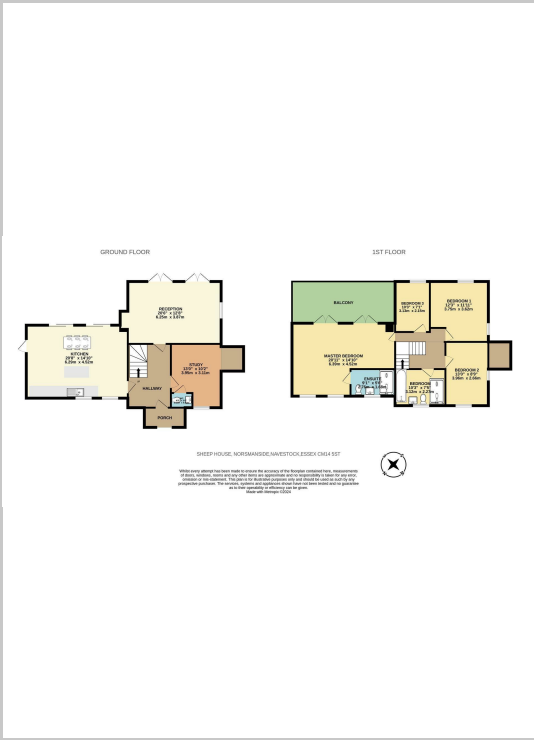
Approved Planning

Sheep House First Application - Change from Garage to Main Bedroom, Balcony and Kitchen:- 15/00072/FUL  
Sheep House Kitchen Extension:- 21/01032/HHA  
Sheep House Orangery Extension:- 19/00853/FUL

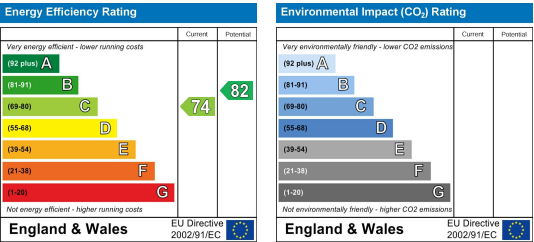
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.