



MEACOCK & JONES

3 Bedrooms

House - Detached

Located in Warley

**Offers Over
£875,000**



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01277 218485

Lion Lodge North The Avenue Warley

Brentwood | Essex | CM13 3RZ



A magnificent Grade II listed former gate lodge, believed to date from around 1764, occupying approximately 0.28 acres (STLS) of exceptionally secluded gardens on the edge of Thorndon Country Park. Combining Georgian character with beautifully considered contemporary additions, this distinctive three/four-bedroom home has the appeal of an extraordinary woodland setting within easy reach of Brentwood and its Elizabeth station. Offered to the market with no onward chain, well reputed schools such as Warley Primary, Brentwood County High and St. Martin's are within very easy reach.



Lion Lodge North The Avenue

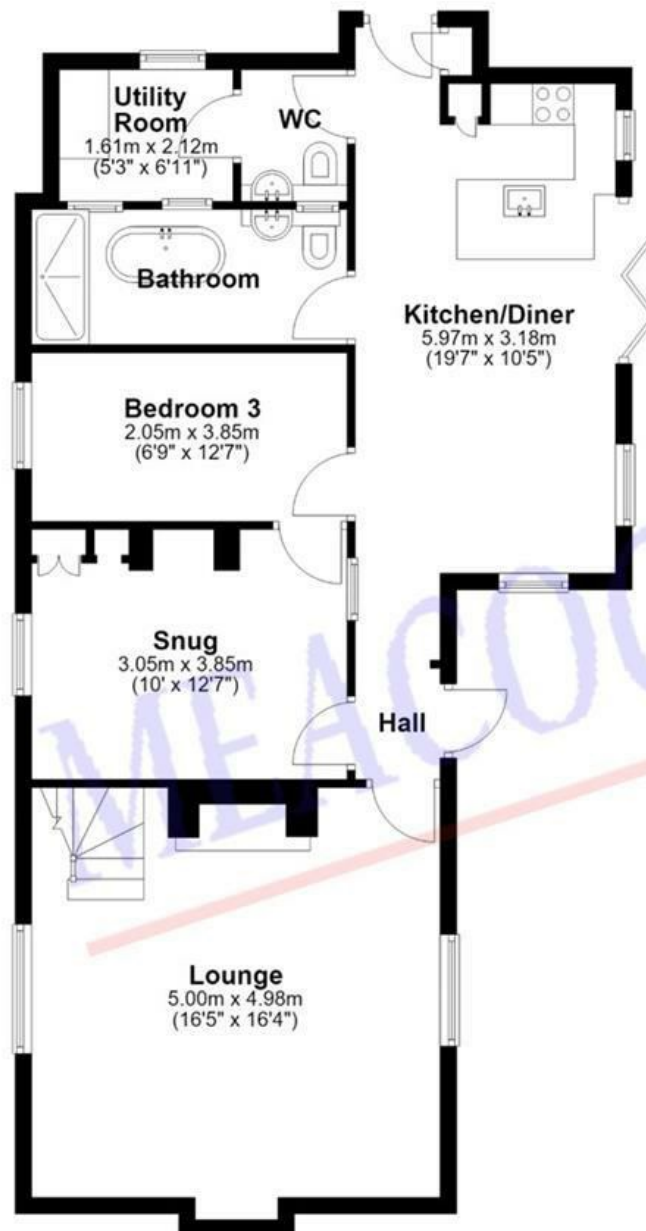
£875,000 Freehold

- Magnificent Grade II Listed Georgian Former Gate Lodge
- Superb Extended Kitchen/Dining Room with Bi-Fold Doors
- Two/Three Characterful Reception Areas & Wood-Burning Stove
- Adjoining Thorndon Country Park with Outstanding Woodland Setting
- Electronically Gated Approach & Extensive Off-Street Parking
- Three/Four Bedrooms with Flexible Family Accommodation
- Principal Bedroom with Contemporary En-Suite Shower Room
- Approximately 0.28 Acres (STLS) of Exceptional Secluded Gardens
- Landscaped Pond, Courtyard, Entertaining Terrace & Garden Room/Studio
- Convenient for Brentwood, Elizabeth Line, Excellent Schools & Offered Chain Free

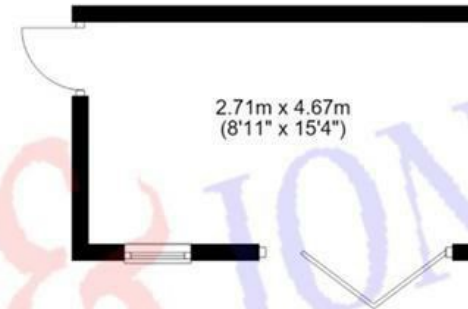




Ground Floor

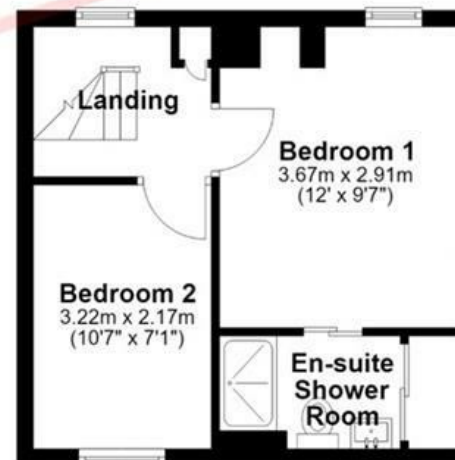


Garden Room



APPROX INTERNAL FLOOR AREA
MAIN HOUSE 108 SQ M 1167 SQ FT
GARDEN ROOM 13 SQ M 136 SQ FT
TOTAL 121 SQ M 1303 SQ FT

First Floor



This plan is for layout guidance only and is
NOT TO SCALE
 Whilst every care is taken in the preparation
 of this plan, please check all dimensions,
 shapes & compass bearings before making
 any decisions reliant upon them.
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The Property

Ground Floor

Living Room

Sitting Room / Ground-Floor Bedroom

Kitchen/Dining Room

Utility & Cloakroom

Bathroom

Bedroom

First Floor

The Gardens & Grounds

Main Lawn

Dining Terrace

Pond Garden & Courtyard

Pergola & Ornamental Planting

Garden Room/Studio

Woodland Character

Parking & Approach

Setting & Location

History

Summary

Agent's Notes

MEACOCK & JONES

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Shenfield

Essex

CM15 8NB

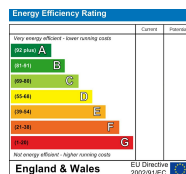
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Council Tax Band: F

Local Authority: Brentwood Borough Council



Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

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