



1 The Pump Rooms, The Old Pump Works
Great Warley Street | Great Warley | Brentwood | Essex | CM13 3JR

 FINE & COUNTRY

STEP INSIDE

Set within the exclusive gated development of The Old Pump Works in sought-after Great Warley, this exceptional newly-constructed four-bedroom detached home offers contemporary luxury living on the outskirts of Brentwood. Beautifully presented throughout, the property combines striking modern design with generous family accommodation and impressive energy efficiency, together with views over the surrounding open countryside.

The home opens into a stunning entrance hall featuring sleek tiled flooring with underfloor heating, immediately highlighting the superb specification found throughout, including vaulted ceilings and expansive picture windows. To the front, a spacious reception room provides an ideal setting for both relaxing and entertaining, while a separate study creates the perfect work-from-home space, enhanced by ultra-fast broadband availability.

At the heart of the home is an outstanding open-plan kitchen, dining and living area with bi-fold doors opening directly onto the sun terrace and landscaped garden beyond. The bespoke designer kitchen is fitted with granite worktops, mirrored splashbacks, a substantial breakfast bar, integrated appliances including Neff double ovens and an induction hob. Cleverly concealed access leads to the utility room, while a stylish cloakroom completes the ground floor accommodation.

A striking contemporary metal staircase with glass balustrades rises to the upper floors, where vaulted ceilings further enhance the sense of light and space. The first floor offers three well-proportioned bedrooms, two benefiting from en-suite facilities, alongside a beautifully appointed family bathroom. All bathrooms are fully tiled and finished with elegant niche lighting.

Occupying the top floor, the impressive principal suite enjoys vaulted ceilings, full-height windows framing far-reaching countryside views, and a luxurious en-suite bathroom.

















STEP OUTSIDE

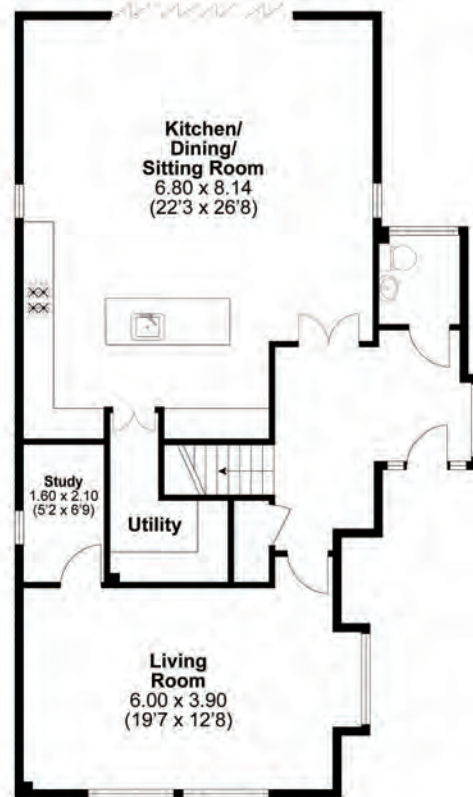
Externally, the private screened garden features mature trees, lawns and a large sun terrace, creating an ideal environment for outdoor entertaining and relaxation. To the front, there is private parking with EV charging, together with additional visitor parking. The development itself has been thoughtfully designed to provide residents with both privacy and exclusivity.

Ideally positioned in Great Warley, the property offers convenient access to Brentwood and Upminster stations, providing excellent connections into London via the Elizabeth Line and Liverpool Street services, while West Horndon offers additional services to Fenchurch Street. The area is also well served by highly regarded schools, nearby open countryside including Thorndon Country Park, Brentwood town centre, and excellent road links via the A127 and M25.

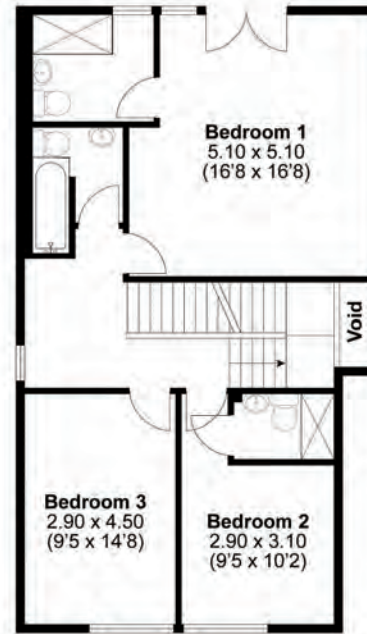
Estate charge: approximately £2,000 per annum.



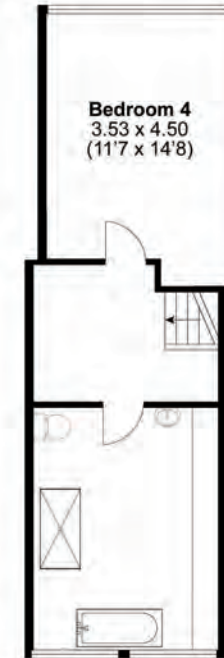




Ground Floor
Approx. 109sqm (1173sqft)



First Floor
Approx. 78sqm (839sqft)



Second Floor
Approx. 45sqm (484sqft)

TOTAL FLOOR AREA: 2496 sq.ft. (232 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Fine & Country Mid and South Essex
1st Floor, 101-135 Kings Road, Brentwood, Essex CM14 4DR
01277 714 044 | midandsouthessex@fineandcountry.com

