

Keith Ashton Signature Homes

Exclusively for the Promotion of Premium Properties







MAGNOLIAS WYATTS GREEN ROAD

Guide Price £1,600,000

Wyatts Green Brentwood, CM15 0QB

Situated in the ever popular Wyatts Green Road, and having views over farmland to the rear we are delighted to bring to market this spacious five-bedroom detached house which benefits from having a purpose built, one-bedroom detached annex with separate kitchen/living room and shower room/w.c, a heated outdoor swimming pool and extensive parking options all on a lovely mature plot measuring just under ¼ of an acre (stls). 'Magnolias' is the ideal family home, offering around 3808 sq.ft of versatile living accommodation which includes four en-suites, plus main bath/shower room, four reception rooms and a fabulous, bespoke fitted kitchen / diner plus a separate utility room. The property is within easy reach of Doddinghurst Village which provides an excellent range of local amenities, including well-regarded Junior and Infant schools, Village Hall and playing fields, and popular restaurant, with High Street shopping along with the mainline train services into London located in Brentwood and Shenfield Town Centres which are a little over away.

- 3808 SQ.FT DETACHED HOUSE & ANNEX
- 5 DOUBLE BEDROOMS
- 1 BED ANNEX, KITCHEN/LIVING ROOM & SHOWER ROOM
- 4 RECEPTIONS & LARGE KITCHEN / DINER
- OVERALL PLOT APPROX 0.22 ACRES (STLS)
- 4 EN-SUITES & MAIN FAMILY BATHROOM
- DOUBLE GARAGE & LARGE DRIVEWAY
- VIEWS OVER FARMLAND



A porch to the front of the property has double doors which open into the hallway which in turn leads into a large L-shaped kitchen / diner. Off the hallway there are stairs rising to the first floor and doors into the dining room, kitchen / family room and into a modern ground floor shower room with shower cubicle, wash hand basin and w.c. This family home boasts FOUR reception rooms, a dining room which opens into a large study which in turn opens into an impressive games room with bi-folding doors opening onto the rear garden. There are further double doors from the games room which give access into a large living room which also has bi-folding doors to the width of the room; opened up in the warmer seasons, you have direct access onto the patio and heated swimming pool, making this a wonderful room and perfect space for entertaining. The impressive L-shaped kitchen / diner is fitted in a lovely bespoke range of white, wall and base units with glass display cabinets and stunning marble work surfaces over the base units. A central island unit with matching work surfaces provide further storage, integrated microwave oven and seating for four to one side. There is a stylish Butler sink, integrated wine cooler, integrated dishwasher and Range cooker, along with space for double fridge / freezer. There is additional space for appliances and storage in a separate utility room off the kitchen. A third set of bi-folding doors to one end of the kitchen offers further access into the rear garden.

Rising to the first floor you will find FIVE, double bedrooms, four of which have en-suite bath and/or shower rooms. Three of the bedrooms also have access onto a large terrace/balcony, which sits at the rear of the property and provides a lovely spot to sit and have a morning coffee whilst enjoying the views. The fourth bedroom can also enjoys the views over the garden and beyond with a window to the side aspect and a large 'Juliette' balcony with bi-folding doors. Completing the first floor is a large, modern family bathroom with panelled bath, separate shower cubicle, wash hand basin and w.c.

As previously mentioned, the property sits on a plot of just under ¼ of an acre (0.22 stls), with lovely views from the garden across farmland. Stepping into the garden you cannot miss a good-sized, heated outdoor swimming pool surrounded by paved patio. To one side there is a large, covered seating and BBQ area with pool room adjacent. Furthermore, there is a detached, purpose-built ANNEX with Kitchen / living room, separate bedroom and separate shower room/w.c. There is extensive parking available at the property by way of a double, detached garage with pedestrian door to the rear, plus an incredibly spacious block paved driveway providing parking for at least 8 cars.











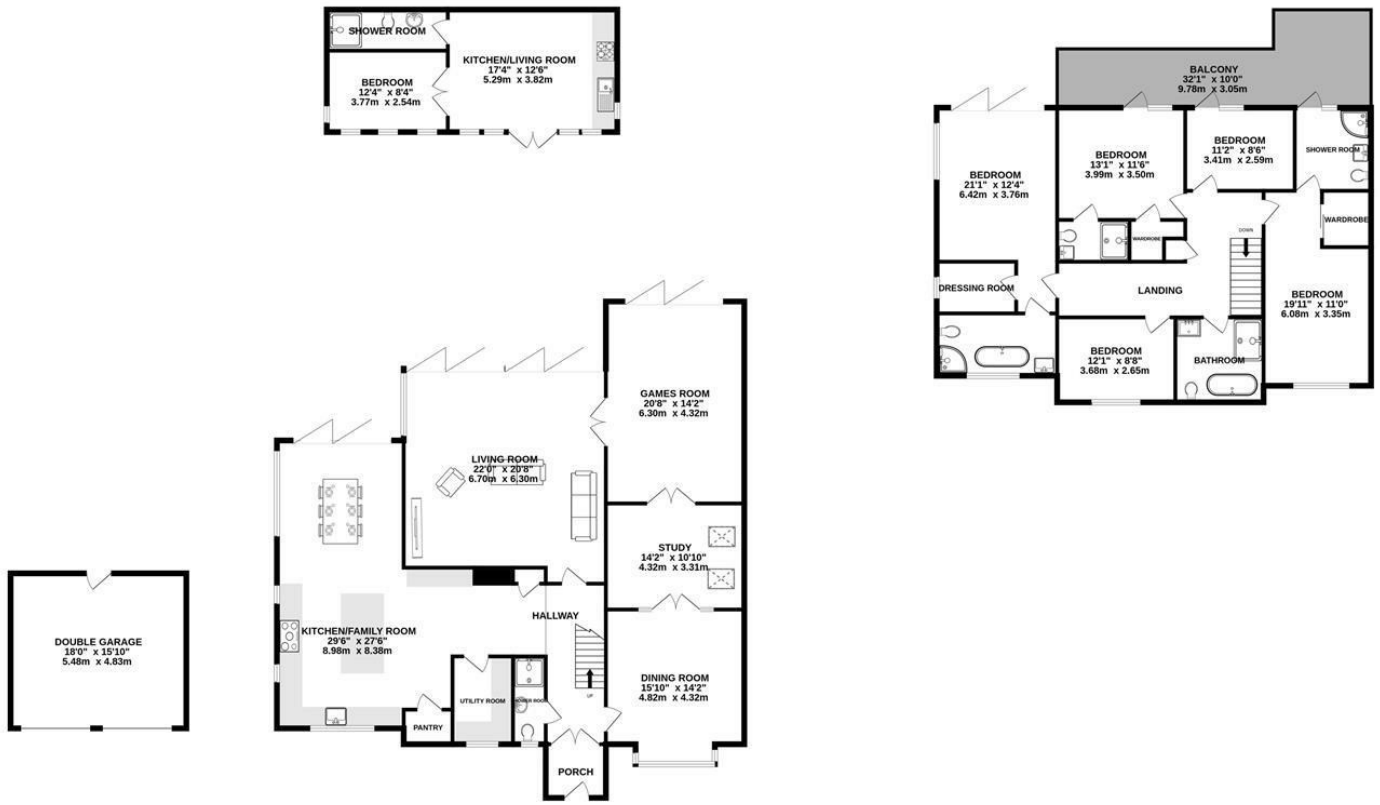






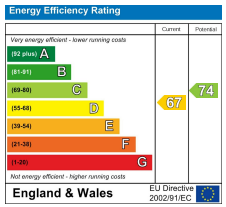
GROUND FLOOR
2521 sq.ft. (234.2 sq.m.) approx.

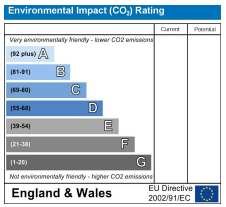
1ST FLOOR
1287 sq.ft. (119.6 sq.m.) approx.



TOTAL FLOOR AREA : 3808 sq.ft. (353.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Brentwood
Council tax band: G
Post Code: CM15 0QB

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

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OPENING HOURS:
Monday to Friday: 8.45AM - 6.30PM
Saturdays: 9AM - 5.30PM Sundays: 10AM - 2PM

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