



Keith
Ashton Land & New Homes

Priests Lane, Shenfield
Brentwood

114 Priests Lane, Shenfield, Brentwood, CM15 8HN

An exciting opportunity to secure a proposed, high-specification detached family home in the sought-after location of Priests Lane, Shenfield. This thoughtfully designed new residence is planned to offer well-balanced accommodation over three floors, blending contemporary living with classic architectural styling.

The proposed ground floor layout includes generous reception space comprising a formal lounge, separate dining room, spacious open-plan kitchen/living area, utility and cloakroom. The first floor is arranged to provide four double bedrooms, each with its own en-suite facilities, together with a dedicated study. The second floor is designed to accommodate an impressive principal suite featuring a dressing area and en-suite.

Externally, plans include a private front garden with driveway parking and a landscaped rear garden. Ideally positioned within easy reach of both Shenfield and Brentwood High Streets and the mainline station, this proposed new home presents an excellent opportunity for modern family living.

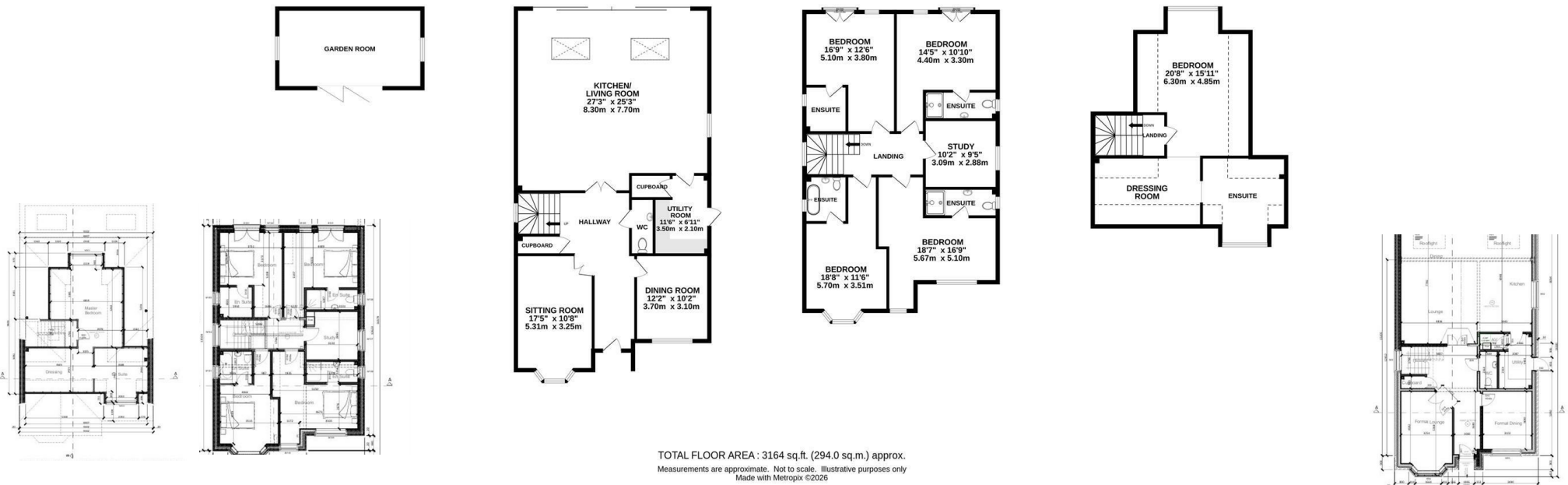
At this stage of the build, interested parties would have the opportunity to provide input on the design and internal finishes, allowing for a degree of personalisation.

Guide Price £2,500,000

GROUND FLOOR
1498 sq.ft. (139.2 sq.m.) approx.

1ST FLOOR
1060 sq.ft. (98.5 sq.m.) approx.

2ND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(95-100) A		(82-90) A	
(85-94) B		(69-81) B	
(65-84) C		(55-68) C	
(55-64) D		(45-54) D	
(45-54) E		(35-44) E	
(35-44) F		(25-34) F	
(15-34) G		(15-24) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Local Authority: Brentwood
Council tax band:
Post code: CM15 8HN

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

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

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 260858 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