



Marleys
Sabines Road | Navestock Heath | Brentwood | Essex | RM4 1HD

FINE & COUNTRY

MARLEYS





KEY FEATURES

Situated in the attractive hamlet of Navestock on the outskirts of Brentwood, Marleys is a substantial and imposing red brick detached residence, mid-Victorian c.1856, offering spacious and gentele country living.

The entire plot extends to approx. 7.5 acres with sweeping lawns, mature trees, a swimming pool and tennis court. There is also the benefit of Planning Consent for the development of three detached residential properties with access from the top of the existing driveway. This property is being offered for sale as a whole, or split into two packages, one being the main house and majority of the land, the other being an area with outbuildings designated class D1 (please contact us for further information).

Marleys has been in the current family's ownership since the 1950's so this is a unique opportunity to acquire this fantastic country house, sitting centrally within the stunning plot, approached by a long sweeping in-and-out driveway. The main house, whilst in perfectly usable condition, could benefit from renovation and or alteration and would provide a fantastic shell to create an outstanding country home or could possibly, Subject to Planning, be converted into a range of high end mansion apartments.

A scheme was proposed to the local council for residential development of this area and in March 2024 a favourable response was received indicating the council would support a sensible scheme similar to the one proposed if it were to be formally presented, despite the property's greenbelt status. The Scheme presented provided for three detached homes, one a Farmhouse style and two Barn Style over two floors and in total extending to approx. 410 Sq M, (4500 sq. ft).

Step inside into a fantastic grand hallway which connects the three primary reception rooms of the home as well as to the secondary areas such as the kitchen, informal sitting room and other service areas. Classical touches of the era include large picture windows, detailed floor tiling in the hallway, feature fireplaces and high ceilings with feature architrave and oak mouldings to windows and the stunning staircase. The traditional kitchen is aided by a walk-in pantry and beyond the snug, a useful utility room. There is a boiler room and ground floor wc. The first floor provides the principal bedroom suite with large dressing room and oversized bathroom with French doors opening to provide wonderful views over the grounds. There are three further bedrooms (4 in total) and a family bathroom and separate WC. The top floor, accessed by a separate door from the ground floor (outside) links a staircase to the self contained flat which spans the entire 2nd floor. The flat consists of a spacious landing, a large bedroom with en-suite bathroom, a large living room/additional bedroom with access to a roof terrace, a kitchen and a further shower room. This flat could easily be incorporated into the main house. The house also has a Cellar.

The extensive parkland gardens and grounds showcase this beautiful property and extend to approx. 7.5 acres. There are extensive areas of lawn with a long and sweeping in-and-out carriageway driveway leading to and from the house. There is a large outdoor swimming pool providing a sunny spot of relaxing and entertaining, a detached pool house as well as a Tennis Court (in need of repair). To the side of the house is a large detached red brick outbuilding previously used as garaging, with ample storage areas, making it suitable for a number of uses or further development.

Marleys is surrounded by countryside but it is not remote. There are other properties within walking distance of Marleys and the town of Brentwood is located just 5 miles distant, offering Elizabeth Line rail links into central London. The area is well served by lifestyle facilities including a range of state and private schools, first class dining establishments, golf courses, light aircraft fields and shopping. Access to the M25 is also nearby.



































GROUND FLOOR
2094 sq.ft. (194.5 sq.m.) approx.



1ST FLOOR
1777 sq.ft. (165.1 sq.m.) approx.



2ND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



OUTBUILDING
804 sq.ft. (74.7 sq.m.) approx.



POOL HOUSE
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 5825 sq.ft. (541.2 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.

Council Tax Band: H
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	35 F	
1-20	G		



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