



Keith
Ashton *Signature Homes*

Exclusively for the Promotion of Premium Properties



PARK COTTAGE THORNDON APPROACH

Herongate Brentwood, CM13 3PA

Guide Price £1,600,000 - £1,650,000

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Set within an expansive plot of approximately a quarter of an acre, the home is framed by a beautifully established and secluded rear garden, offering a tranquil and private retreat. The property provides substantial, impeccably appointed family accommodation, with highlights including three refined reception rooms, four generously proportioned double bedrooms, and four well-appointed bathrooms.

Perfectly situated in an idyllic village setting with cricket green just moments away and Thorndon Park Golf Course nearby. The property also falls within the catchment area of the highly regarded Ingrave Johnstone Primary and St. Martin's Secondary School, further enhancing its appeal as a distinguished family home.

- IMPRESSIVE DETACHED FAMILY HOME
- LUXURY FITTED KITCHEN
- FOUR DOUBLE BEDROOMS
- FOUR BATHROOMS
- EXCLUSIVE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- APPROX. QUARTER ACRE PLOT
- ST MARTINS CATCHMENT



Description

The accommodation unfolds from a spacious and welcoming entrance hall, setting the tone for the elegance throughout. The principal lounge is particularly impressive, featuring an attractive stone fireplace with a wood-burning stove and French doors that open onto, and enjoy views across, the rear garden. The luxurious fitted kitchen/breakfast room forms a bright and sociable heart of the home, enhanced by dual-aspect windows and French doors. A separate dining room offers a refined setting for more formal entertaining, while a well-appointed utility room provides additional practicality. A dedicated home office and a stylish ground floor shower room complete this level.

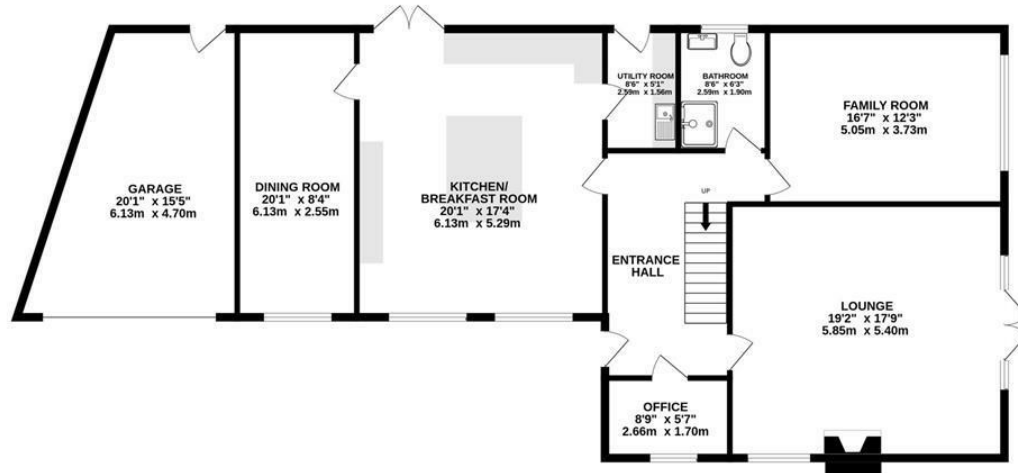
To the first floor, a generous galleried landing leads to four well-proportioned double bedrooms. Two benefit from contemporary ensuite shower rooms, while a third is complemented by a beautifully designed dressing room. A luxurious family bathroom serves the remaining accommodation.

Externally, the rear garden extends to approximately 110ft in depth, commencing with a paved patio ideal for al fresco dining, with the remainder predominantly laid to lawn and bordered by well-stocked shrub and flower beds. Mature trees and established hedging provide a high degree of privacy. To the front, a paved driveway offers ample off-street parking and leads to a generously sized attached garage.

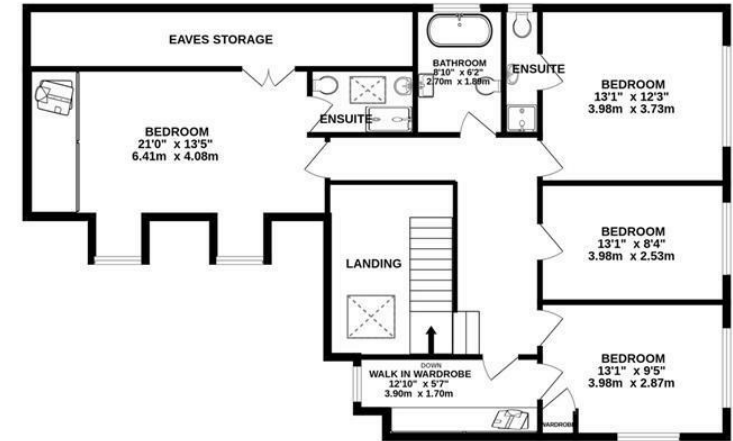




GROUND FLOOR
1589 sq.ft. (147.6 sq.m.) approx.



1ST FLOOR
1144 sq.ft. (106.3 sq.m.) approx.



TOTAL FLOOR AREA : 2734 sq.ft. (254.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(85-91) B			
(79-84) C			
(73-78) D			
(67-72) E			
(61-66) F			
(55-60) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(B2 plus) A		
(B1-B3) B			
(C1-C3) C			
(D1-D4) D			
(E1-E5) E			
(F1-F2) F			
(G1-G2) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

SERVICES:

Local Authority: Brentwood
Council tax band: G
Post Code: CM13 3PA

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 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

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Village Office 01277 375757
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OPENING HOURS:
Monday to Friday: 8.45AM - 6.30PM
Saturdays: 9AM - 5.30PM Sundays: 10AM - 2PM

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