



Thatch Cottage
Beredens Lane | Great Warley | Brentwood | Essex | CM13 3JB

STEP INSIDE

This charming former stud groom's cottage is a Grade II listed property featuring a traditional thatched roof and original casement windows, set within a picturesque wooded plot of approximately 2.97 acres. Approached through a private entrance framed by brick piers, a driveway leads to a parking area beside the cottage and a large weatherboarded barn that offers additional storage or garaging.

The property is surrounded by beautiful natural scenery, including a mature woodland that becomes a carpet of bluebells in the spring, creating a tranquil and idyllic countryside setting. There is also a delightful garden with the benefit of a swimming pool (30 x 12 ft.). Ground source pool heating was newly installed in the last 2 years.

Inside, the cottage is well maintained and thoughtfully arranged. The ground floor offers two separate reception rooms, providing comfortable spaces for both relaxation and entertaining. A fitted kitchen is equipped with modern units, Corian worktops and Bosch appliances, combining practicality with quality finishes. The ground floor also includes a shower room and a bright garden room that enjoys views over the surrounding landscape. The elevated position of the house allows the rear of the property to open onto a sun terrace, which overlooks the garden and woodland beyond.

Upstairs, the first floor comprises three generously sized double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a separate family bathroom. The interior blends period character with modern convenience, making the cottage both comfortable and full of charm.

The grounds are equally impressive, with a well-stocked cottage-style garden that gently meanders into mature woodland, providing a peaceful haven for wildlife. The Barn complements the main house and offers adaptable space, with potential for internal upgrading (subject to planning permission).

Despite its rural feel, the property is conveniently located just a short distance from the town of Brentwood. The nearby Elizabeth Line at Brentwood station offers fast connections into central London, while major road links including the M25 motorway are also easily accessible. Local amenities, well-regarded schools, shops and restaurants are available in Brentwood, and the beautiful Weald Country Park is within easy reach. The property is a short walk to the centre of Great Warley, which is a charming and historical green belt village. The property is offered with no onward chain, allowing for a smoother purchase process.











GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



BARN
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA: 2443 sq.ft. (227.0 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.

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

