



1 Waterworks House, The Old Pump Works
Great Warley | Brentwood | Essex | CM13 3JR

1 Waterworks House

Set within an exclusive gated development created from the conversion of a former Pump Works, steeped in history, where industrial heritage meets contemporary luxury. From the outset, the character is unmistakable - exposed brickwork, original steel features, dramatic windows and lofty ceilings all combine with sleek, high-quality finishes to create a striking yet comfortable home.

The property benefits from private secure parking for two vehicles, including electric vehicle charging, with gated access leading to a private terrace and the main entrance. A welcoming hallway features a utility cupboard and provides access to a striking 30ft kitchen/living/dining space, an exceptional room perfectly balancing high-specification modern design with the building's industrial roots. The bespoke kitchen is fitted with built-in Neff appliances and the space opens onto the terrace, ideal for entertaining, complemented by a convenient cloakroom/WC. Off the hallway, there is an additional room which has the flexibility to be used as a home office, bedroom or a tv room.

On the first floor, there are three double bedrooms all served by underfloor heating throughout the home. The principal bedroom includes a dressing area and en-suite shower with the second bedroom also benefits from an en-suite and a main bathroom features a freestanding bath and separate shower - all offering a boutique hotel feel. There is also useful loft space ideal for storage.

















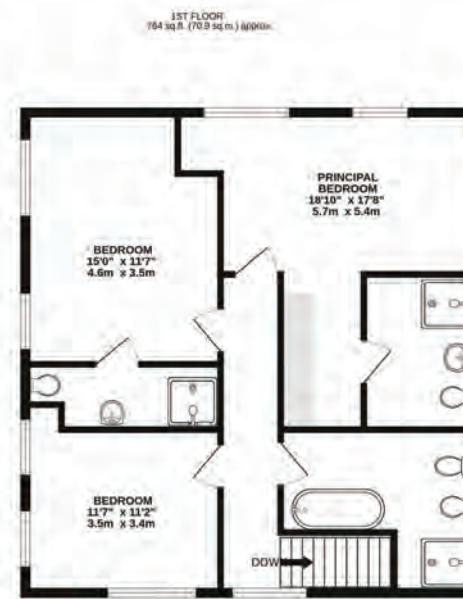
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Outside, the garden is framed by boundary fencing and features a well-tended lawn, creating a peaceful space for relaxation and entertaining. Located in the highly sought-after area of Great Warley, the home is conveniently close to Brentwood and Upminster (with services to London Liverpool Street), with additional rail connections available at West Horndon (Fenchurch Street).

This is a rare opportunity to own a home that truly stands apart — combining history, design, security, and modern convenience in one exceptional setting.

Freehold, Council Tax Band F, EPC rating C, Estate charge approx. £2000 per annum.





TOTAL FLOOR AREA : 1918 sq.ft. (178.2 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: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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