



North Lodge  
Little Warley | Brentwood | Essex | CM13 3DP

# STEP INSIDE

## North Lodge

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A charming 3-bedroom detached cottage set within approximately two acres of grounds, offering exceptional potential and a rare blend of a semi-rural woodland setting and commuter convenience.

Dating back in parts over 600 years, this beautifully individual detached cottage is rich in character featuring exposed oak beams. Being positioned just minutes from picturesque woodland walks while remaining within easy reach of Thorndon Country Park, main road links and Brentwood station nearby.

A solid wood ledge-and-brace entrance door opens into the main reception/dining room, featuring a wood-burning stove and characterful wood flooring, with access to a cloakroom/WC. To the rear, the living/family room flows into the kitchen and a practical utility/boot room providing direct access outside.

The kitchen is fitted with traditional solid wood units, tiled worktops and a solid wood breakfast bar, incorporating a built-in oven, gas hob and extractor.

To the first floor are three bedrooms with fitted wardrobes, a stylish family bathroom with freestanding bath and separate shower, and additional storage cupboards in the hallway.

The cottage offers excellent potential to extend (subject to planning permission) via Brentwood Borough Council.

The property sits within approximately two acres of level gardens, in part enclosed by attractive red-brick boundary walls and offering direct access into surrounding woodland, creating a truly special natural setting with abundant wildlife and walking routes. There are useful outbuildings used for storage.

Situated in Little Warley, the cottage enjoys a highly convenient yet peaceful position. Nearby amenities include popular local restaurants, a ski and snowboarding centre, and Brentwood tennis and padel club. Brentwood station (approx. 1.5 miles) provides Elizabeth Line services into central London, the West End and Heathrow.

Brentwood High Street offers a vibrant mix of bars, restaurants, shops and highly regarded schools, including Brentwood School. The area is further enhanced by nearby golf courses, parkland, and excellent road connections via the M25.



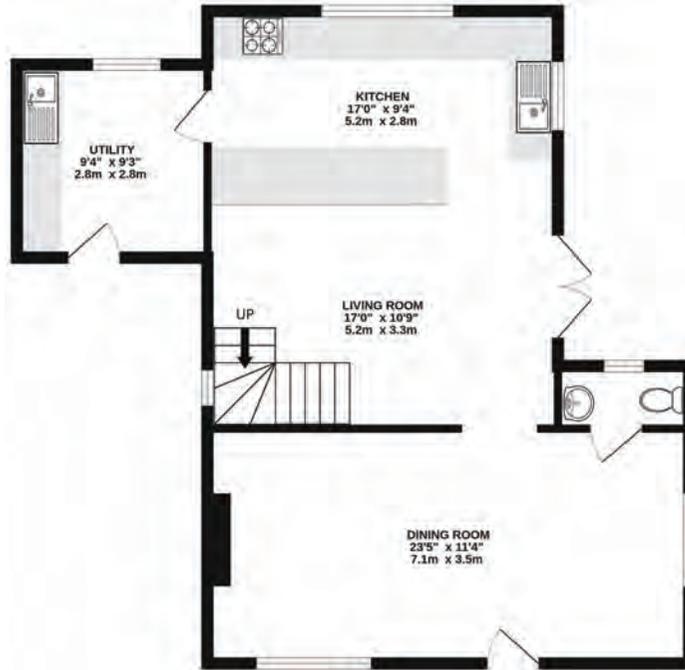




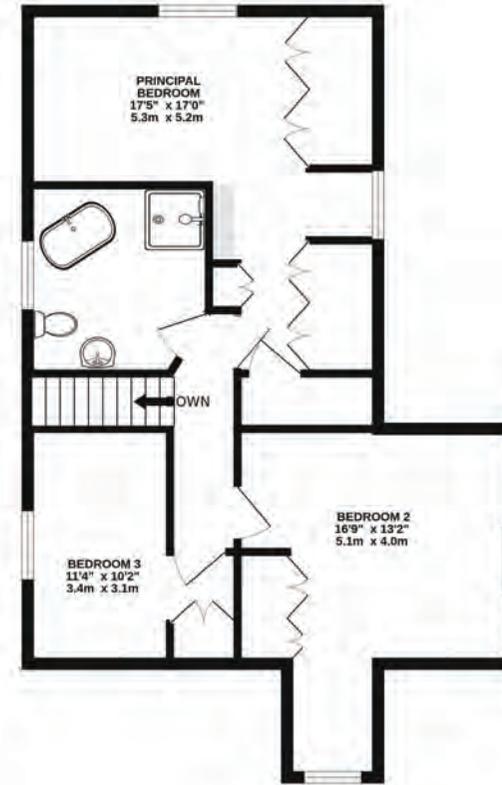




**GROUND FLOOR**  
712 sq.ft. (66.2 sq.m.) approx.

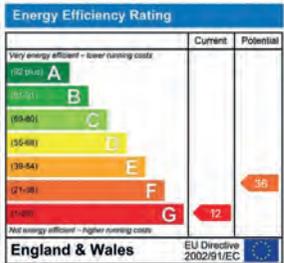


**1ST FLOOR**  
631 sq.ft. (58.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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.



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