



**MEACOCK & JONES**

4 Bedrooms

House - Semi-Detached

Located in Great Warley

**Guide Price  
£900,000- £950,000**



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# The Old Pump Works Great Warley

Brentwood | | CM13 3JR



**MEACOCK & JONES**

\*\* Initial offers invited in the region of £900,000 - £950,000 \*\* Set within the private gated development of The Old Pump Works, this exceptional circa 1800 residence occupies an enviable corner plot in an idyllic setting. Rich in character, this unique four-bedroom home features vaulted ceilings, picture windows, and exposed brickwork, blending industrial heritage with contemporary design. Benefits include ultra-fast broadband, underfloor heating throughout and air conditioning in the living area and principal bedroom. No onward chain.

At the heart of the home is an exceptional open-plan kitchen and living space, flooded with natural light and blending characterful industrial features with sleek modern finishes. The designer kitchen offers an extensive range of units and drawers, complemented by quartz worktops, a central island with overhang, and high-end integrated appliances, alongside a dedicated dining area. A spacious utility room provides further storage and appliance space. Double doors open into an additional reception room, currently used as a gym, but equally suitable as a dining room, home office, or cinema room. A well-appointed cloakroom completes the ground floor.

A striking contemporary metal staircase with glass balustrade and wooden treads leads to the first floor, where vaulted ceilings enhance the sense of space and light. There are four generous double bedrooms, including a principal suite with a luxurious en-suite bathroom and dressing room. Bedroom two also benefits from a stylish en-suite, alongside a beautifully appointed family bathroom with freestanding bath and separate shower.

The rear garden commences with a patio perfect for entertaining and a well-kept



# The Old Pump Works, Great Warley Street

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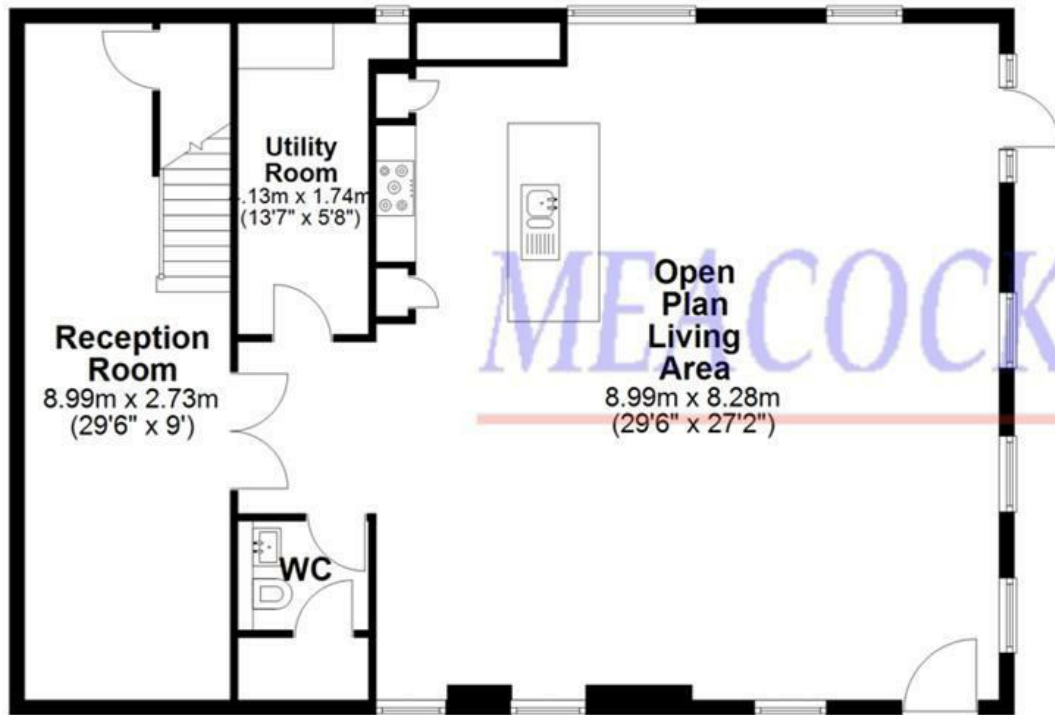
- Four Double Bedrooms
- Outstanding Open Plan Living/Kitchen Area
- Separate Reception Room
- Ultra Fast Broadband Speed
- Close to Brentwood and West Horndon Stations
- Sought After Gated Development
- Spacious Utility Room
- Two En-suites and Large Family Bathroom
- Underfloor Heating and Air Conditioning
- NO ONWARD CHAIN



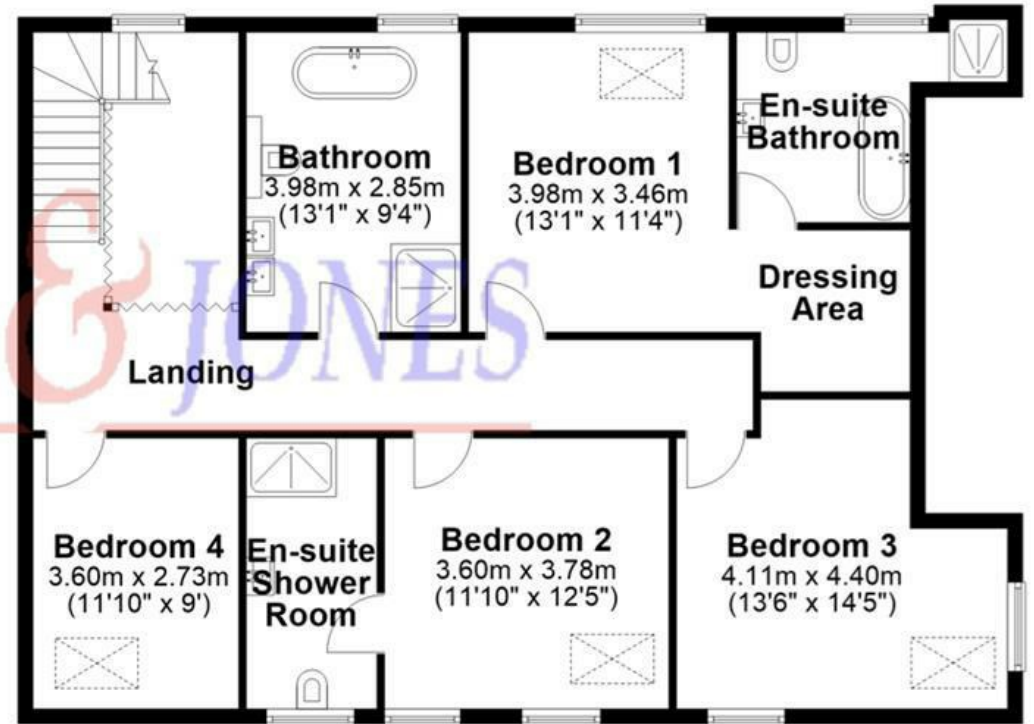




## Ground Floor



## First Floor



Approximate Internal Floor Area

Total 225 SQ M 2424 SQ FT

This floor plan is for guidance to layout only and is  
NOT TO SCALE.

Whilst every care is taken in the preparation of this plan, please  
check all dimensions, shapes & compass bearings before  
making any decisions reliant upon them.

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**Accommodation Comprises of:-**

**Open Plan Living/Kitchen Area**

28'6 x 27'2

**Utility Room**

13'7 x 5'8

**Ground Floor Cloakroom**

**Reception Room/Gym**

**First Floor Landing**

**Bedroom One**

13'1 x 11'4

**En-suite Bathroom**

**Dressing Room**

**Bedroom Two**

11'10 x 12'5

**En-suite Shower Room**

**Bedroom Three**

13'6 x 14'5

**Bedroom Four**

11'10 x 9'

**Family Bathroom**

13'1 x 9'4

**Rear Garden**

**Front Garden - Parking for Two Vehicles**

**Agents Note. 6 Years Remaining on the Warranty**

**MEACOCK & JONES**

106 Hutton Road

Shenfield

Essex

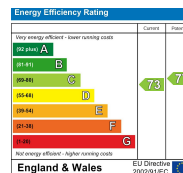
CM15 8NB

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**Council Tax Band: G**

**Local Authority: Brentwood Council**



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