



PERIOD
HOMES

Boyles Court Cottages, Dark Lane, Great Warley. CM14 5LN

£950,000

Occupying a plot of approximately 0.78 acres in a truly idyllic rural setting, this charming three-bedroom Grade II Listed cottage dates back to the 16th century and has been sympathetically extended to create a wonderful family home that seamlessly blends period character with modern convenience.

In addition to its peaceful countryside position, the property is ideally located for access to the A127, M25 plus Shenfield & Brentwood Railway Stations, providing direct services into London Liverpool Street & linking to the Elizabeth Line also.

The accommodation is rich in character throughout and comprises two delightful reception rooms, including a principal living room featuring an impressive inglenook fireplace, and a charming snug with a feature fireplace and exposed wattle and daub wall, showcasing the historic construction of the original listed cottage. The well-appointed kitchen/dining room offers ample space for family dining and entertaining, complemented by an excellent range of fitted units, together with a utility room and ground floor shower room.

The first floor is accessed via two separate staircases. The main staircase leads to the principal bedroom and adjacent family bathroom, whilst the second staircase provides access to two further bedrooms.

Externally, the property enjoys exceptional grounds that truly set it apart. Beautiful formal gardens incorporate a gazebo and useful outbuilding, while a substantial patio terrace provides an ideal space for outdoor entertaining and al fresco dining. Beyond are two generous lawned areas leading to a gate that opens directly onto the property's private woodland. From here, elevated views can be enjoyed across neighbouring countryside, creating a wonderfully tranquil backdrop.

Further benefits include extensive block-paved parking for numerous vehicles and a double-width garage with a traditional clay tiled roof, perfectly complementing the property's character and surroundings.

A rare opportunity to acquire a truly special period home in a stunning setting. Internal viewing is highly recommended to fully appreciate both the quality of the accommodation and the beauty of the grounds.

Anti-Money Laundering Checks and Legal Support:

A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection which is designed to help recoup certain costs if your sale or purchase should fail to complete through no fault of your own (terms and



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Council Tax band: E

Tenure: Freehold

- Open plan kitchen / dining room.
- Three double bedrooms
- Two bathrooms
- Unoverlooked garden approaching 0.8 acres with private woodland
- Detached double garage
- Two reception rooms
- Quiet country lane location









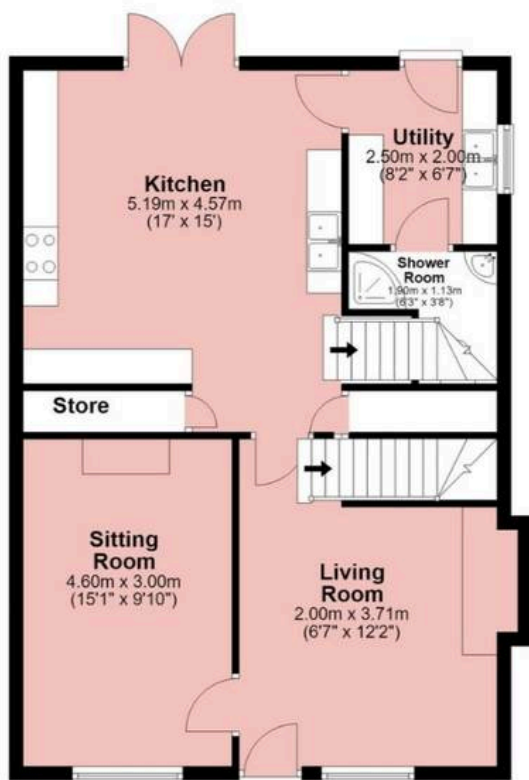
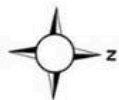
Boyles Court Cottages

Total: Approx. Gross Internal Area 163.9 sq metres (1764.7 sq ft)

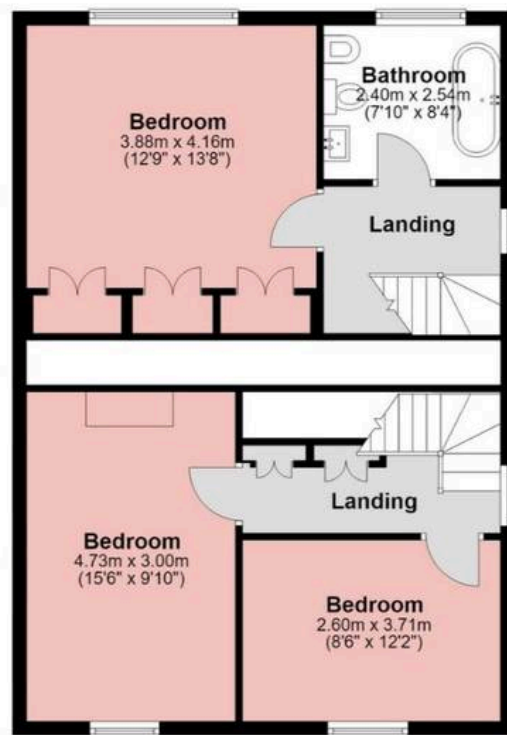


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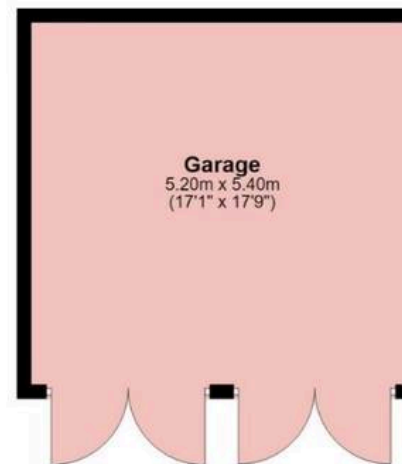
Ground Floor
Approx. 67.4 sq. metres (725.2 sq. feet)



First Floor
Approx. 68.5 sq. metres (737.2 sq. feet)



Outbuilding
Approx. 28.1 sq. metres (302.2 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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About Us

From charming cottages to country estates, all our homes have a story to tell... 'Period Homes' is one of a kind, an agency dedicated to the sale of character and period properties across Essex.

If you would like to buy a period home but you have a modern home to sell first, we can assist via our sister company, Walkers, which just so happens to have been voted Britain's Best Estate Agency in the British Property Awards. That way, both elements of your move are in the very best of hands.

Get In Touch



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Our Website
periodhomes.co.uk



Our Address
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CM4 9DW



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Psst... Have you heard of
discreet marketing?

Many people lose out on their dream home to someone in a better position.

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