



Walkers
People & Property

Downhill Warley Road, Great Warley

Guide Price £2,300,000

Warley Road

Great Warley, Brentwood

Set within a remarkable plot of circa 1 acre and surrounded by mature woodland, Downhill is a substantial detached family residence approaching 3,000 sq ft within the highly sought-after semi-rural Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Set within a remarkable plot of circa 1 acre, surrounded by mature woodland and offering exceptional privacy
- Significant scope to extend, reconfigure or redevelop (STPP), creating a standout long-term family home
- Substantial detached residence approaching 3,000 sq ft of well-balanced accommodation
- Private driveway approach with detached garage, offering further potential for ancillary use (STPP)
- Generous reception space including a bright bay-fronted living room, separate dining room and study
- Large kitchen/dining room overlooking the gardens, with adjoining utility and ground floor shower room
- Four well-proportioned bedrooms, including a spacious principal suite with en-suite, plus family bathroom
- Highly sought-after semi-rural Great Warley setting, combining countryside surroundings with excellent access to Brentwood and the Elizabeth Line





Warley Road

Great Warley, Brentwood

Set within a remarkable plot of circa 1 acre and surrounded by mature woodland, Downhill is a substantial detached family residence approaching 3,000 sq ft within the highly sought-after semi-rural setting of Great Warley, within easy access of Brentwood & Shenfield railway stations plus excellent local schools including The Brentwood Ursuline Convent School & Brentwood Independent School. The property occupies an exceptional position with extensive grounds that not only provide a high degree of privacy and tranquillity, but also present excellent scope for extension, re-development or enhancement, subject to the necessary planning permissions, making this a rare opportunity to create a truly impressive long-term family home.

Approached via a private driveway, the property immediately impresses with its attractive character façade and tranquil setting. The entrance hall provides access to the principal reception rooms and staircase to the first floor, setting the tone for the spacious accommodation throughout.

Downstairs, the living room is particularly bright and spacious, featuring a charming bay window and attractive fireplace. The ground floor also benefits from a separate dining room and an additional study. To the rear, the heart of the home is the kitchen and dining area, a generous and sociable space fitted with a range of traditional cabinetry, ample work surfaces and views across the gardens. A utility room sits adjacent, providing further practicality, along with a ground floor shower room.

The first floor features a spacious landing leading to











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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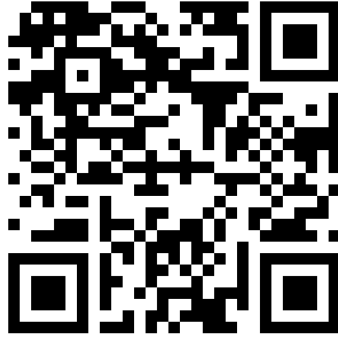


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About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

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