



Home Farm Road, Little Warley, Brentwood, Essex, CM13 3EB  
£3,500,000



Nestled in the heart of Little Warley, Home Farm sits on plot of approx 4 acres (STLS) and enjoys some of the most breath-taking and far reaching views we have ever seen. Within this gated and very private estate there are several out buildings which include a detached three bedroom bungalow, four garage courtyard with a one bedroom apartment and a separate two bedroom apartment, a further garage, a vast barn. and finally the main house. Bringing the total amount of sq footage to 11,000 approx.

- HOUSE & OUTBUILDINGS 11,000 APPROX SQ FT
- MAGNIFICENT FAR REACHING VIEWS
- VAST BARN
- THREE APARTMENTS
- SWIMMING POOL
- APPROX 4 ACRES (STLS)
- SIX GARAGES
- SEPARATE THREE BEDROOM BUNGALOW
- COURT YARD GARAGE BLOCK





## Main House

### Ground Floor

#### Entrance Hall

#### Reception Area



3.76m x 3.73m (12' 4" x 12' 3")

#### Sitting Room



5.62m x 5.14m (18' 5" x 16' 10")

#### Study



3.24m x 3.01m (10' 8" x 9' 11")

#### Dining Room



5.62m x 3.66m (18' 5" x 12' 0")

#### Kitchen/Breakfast Room



6.77m x 5.79m (22' 3" x 19' 0")

#### Ground Floor WC

#### Utility Room

3.08m x 2.18m (10' 1" x 7' 2")

#### Boiler Room

2.23m x 2.19m (7' 4" x 7' 2")

#### Inner Lobby

#### Shower Room

#### Bedroom Three

4.01m x 3.83m (13' 2" x 12' 7")

#### Bedroom Four

3.78m x 3.73m (12' 5" x 12' 3")

**First Floor**

**Landing**

**Lounge/Bar**



9.50m x 5.14m (31' 2" x 16' 10")

**Master Bedroom**



6.33m x 3.80m (20' 9" x 12' 6")

**En-Suite**

**Bedroom Two**

3.78m x 3.70m (12' 5" x 12' 2")

**En-Suite**

**Terrace**



**Courtyard**

**The Annexe**

**Entrance Hall**



**Kitchen/Living Area**



11.34m x 4.80m (37' 2" x 15' 9")

**Bedroom One**

3.99m x 3.65m (13' 1" x 12' 0")



## En-Suite

## WC

## Bedroom Two

5.07m x 3.65m (16' 8" x 12' 0")

## Double Garage

7.46m x 6.39m (24' 6" x 21' 0")

## Single Garage

6.42m x 4.16m (21' 1" x 13' 8")

## Garage

5.40m x 3.03m (17' 9" x 9' 11")

## The Paddocks

## Kitchen/Living Area

6.55m x 5.74m (21' 6" x 18' 10")

## Utility Room

2.26m x 1.84m (7' 5" x 6' 0")

## Bedroom One

3.66m x 3.48m (12' 0" x 11' 5")

## En-Suite

## Garage



5.74m x 4.57m (18' 10" x 15' 0")

## The Stables

## Entrance Hall



## Sitting/Dining Room



8.65m x 5.26m (28' 5" x 17' 3")

## Kitchen



4.54m x 3.46m (14' 11" x 11' 4")

## Utility Room

3.50m x 1.70m (11' 6" x 5' 7")

## Bedroom One

4.93m x 4.13m (16' 2" x 13' 7")

## En-Suite Shower Room

## Bedroom Two

4.86m x 4.13m (15' 11" x 13' 7")

## En-Suite Shower Room

## Bedroom Three

4.13m x 3.30m (13' 7" x 10' 10")

## Family Bathroom

## The Barn

### Barn Open Space



18.41m x 12.17m (60' 5" x 39' 11")

## Garage



5.80m x 3.62m (19' 0" x 11' 11")

## Plant Room

## Kitchenette

4.21m x 2.24m (13' 10" x 7' 4")

## WC

## Shower Room

## Swimming Pool

### Outdoor Pool



### PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.