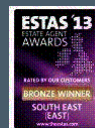




Childerditch Street, Little Warley, Brentwood, Essex, CM13 3EG  
£2,000,000



A truly unique former dairy barn, architecturally designed and built to create a magnificent family home, proudly seated on gated grounds of approx 0.8 Acre (STLS). Every room has been meticulously planned to maximise light and breath-taking views all set around a central full galley landing. Full home automation via full Control4 and Lutron controls with building integrated AV systems and 1GB FTTP leased line Internet connection - Within 8 minutes of C2C services to Fenchurch St and within 10 minutes of Elizabeth Line services from Brentwood. A vast patio area complete with built in BBQ and Pizza Oven leads to fully landscaped grounds with bed-irrigation, a dedicated play area, a home gym, a self contained one bedroom annexe and a recently established orchard.

- FOUR DOUBLE BEDROOMS
- STUDY WITH BESPOKE FURNITURE
- SPEAKEASY
- MAGNIFICENT GALLERIED OPEN PLAN LIVING AREA
- 0.8 ACRE PLOT STLS
- HOME SPECIFICATION INCLUDING HOME AUTOMATION AND CONNECTIVITY IS SIGNIFICANT AND AVAILABLE ON REQUEST
- FOUR EN-SUITES
- GROUND FLOOR WC
- FAMILY / GAMES ROOM
- BESPOKE KITCHEN & UTILITY ROOMS
- ONE BEDROOM DETACHED ANNEX





**Ground Floor**

**Reception Hall**



**Ground Floor WC**

**Cloak Cupboard**

**Office**



**Speak Easy**

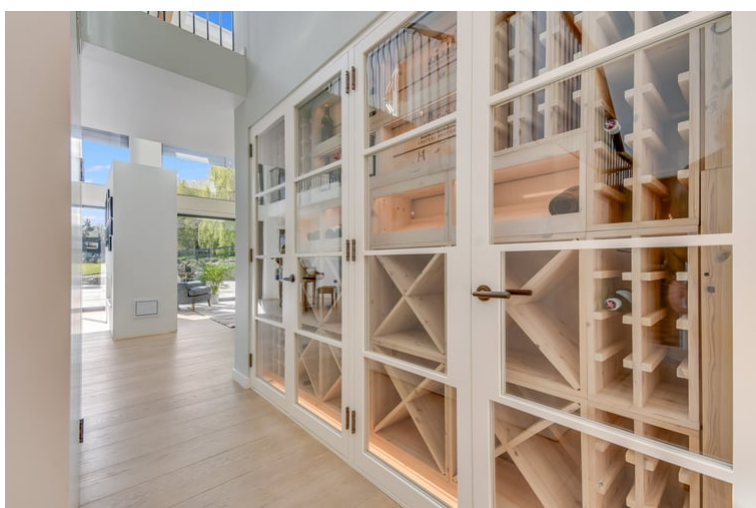


**Play/Media Room**



**Utility Room**

**Wine Store**



**Library Wall**



**Plant Room**



**Living Area**



**Kitchen/Breakfast Room**



**First Floor**

**Galleried Landing**

**Mezzanine Views**







**Bedroom One**



**Dressing Room**



**En-Suite**



**Shower**

**Bedroom Two**



**Dressing Area**

**En- Suite**



**Bedroom Three**



**En-Suite**

**Bedroom Four**



**En-Suite**

**External**

**Self Contained Annex**

**Annex Living & Kitchen Area**



**Annex Shower Room**

**Annex Bedroom**



**Store Room/Gym**

**Store Room**

**Shower Room**

**Kitchenette**

**Front Garden**







**COURT** BY

**APPROX INTERNAL FLOOR AREA**  
296 SQ M 3207 SQ FT

This plan is for layout guidance 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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**Ground Floor**

Kitchen/Breakfast Room  
7.50m x 3.00m  
(24'6" x 9'10")

Living Area  
8.50m x 3.00m  
(28'0" x 9'10")

Office  
4.10m x 2.87m  
(13'6" x 9'5")

Reception Hall  
4.40m x 3.20m  
(14'6" x 10'6")

Speak Easy  
4.10m x 2.60m  
(13'6" x 8'6")

Play Room  
5.00m x 3.00m  
(16'5" x 9'10")

Media Room  
3.60m x 3.30m  
(11'10" x 10'10")

Library

Landing Room  
3.00m x 2.00m  
(9'10" x 6'6")

En-suite  
(11'7" x 5'2")

En-suite  
(11'7" x 5'2")

**First Floor**

Bedroom 1  
4.00m x 4.00m  
(13'2" x 13'2")

Bedroom 2  
3.00m x 3.00m  
(9'10" x 9'10")

Bedroom 3  
4.10m x 2.30m  
(13'6" x 7'6")

Bedroom 4  
4.10m x 2.30m  
(13'6" x 7'6")

En-suite  
(13'7" x 9'10")

En-suite  
(13'7" x 9'10")

Dressing Area  
3.24m x 2.30m  
(10'8" x 7'6")

Atrium

Galleried Landing

**APPROX INTERNAL FLOOR AREA**  
65 SQ M 695 SQ FT

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**Outbuildings**

Annex Kitchen/Living Area  
4.45m x 4.38m  
(14'7" x 14'5")

Annex Bedroom  
4.45m (14'7") max  
x 2.73m (9')

Annex Shower Room

Store Room  
4.72m x 3.83m  
(15'6" x 12'7")

Kitchenette  
2.60m x 1.74m  
(8'6" x 5'9")

Shower Room  
1.94m x 1.74m  
(6'4" x 5'9")

**COURT** BY

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.