

## Honeypot Lane, Brentwood, Essex, CM14 4QT

### Offers Over £1,750,000



This stunning detached property spans an impressive 3,592 square feet over three floors, excluding the modern garden room which currently serves as a bar and games area. The house is immaculately maintained and boasts a spacious, open-plan kitchen, dining, and living area which is great for entertaining. This features a contemporary kitchen, a generous living space with bi-folding doors, and a partially vaulted ceiling. There is also a large lounge, a separate study, a ground-floor cloakroom, and a utility room. The spacious master bedroom has a walk in dressing room and an en-suite shower room, while the second bedroom also benefits from an en-suite. Additionally there are two family bathrooms, located on the first and second floors. The property is set behind a gated driveway and includes the convenience of an integral garage.

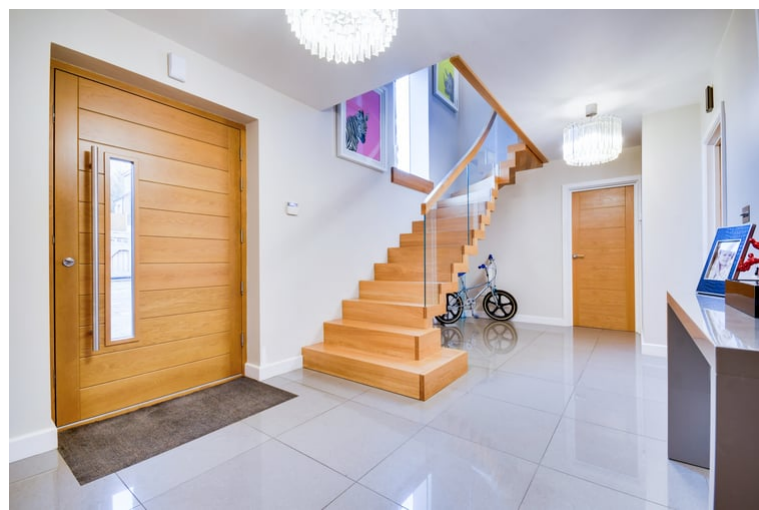
- SPACIOUS PROPERTY MEASURING 3592 SQUARE FEET PLUS THE GARDEN ROOM
- GATED DRIVEWAY AND INTEGRAL GARAGE
- STUNNING ENTRANCE HALLWAY WITH BESPOKE CONTEMPORARY STAIRCASE
- MODERN GARDEN ROOM WITH FITTED BAR
- OPEN PLAN KITCHEN DINING FAMILY ROOM WITH BI FOLDING DOORS OPENING ONTO THE GARDEN
- FIVE BEDROOMS, TWO EN-SUITES AND TWO FAMILY BATHROOMS
- BEAUTIFUL POSITION SIDING ONTO ALLOTMENT AND VIEWS TO THE REAR





## Ground Floor

### Entrance Hall



A secure entrance door with glazed panel opens onto a large hallway which has a bespoke contemporary staircase, built in Oak with glass balustrades, that turns and rises to the first floor landing. There are tiled floors that run throughout, Oak internal doors and a modern feature window that faces the front aspect. A door leads to separate room that has a double glazed window to the front and is being used as a useful space for storage.

### Ground Floor WC

Fitted with a concealed cistern WC and a contemporary counter top wash hand basin with mall mounted tap.

### Study



4.09m x 3.19m (13' 5" x 10' 6") Situated at the front of the property this room would be ideal as a home office or playroom. There is a double glazed window with a radiator set beneath and cornice to the ceiling.

## Lounge



6.36m x 4.09m (20' 10" x 13' 5") A separate reception with a central feature fireplace that has a wooden surround and mantle, a slate hearth and an inset wood burning stove. There is cornice to the ceiling and double glazed windows to the rear with a radiator set beneath.

## Kitchen / Dining / Living Room



7.96m x 7.07m (26' 1" x 23' 2") Situated at the rear of the house with excellent views over the rear garden is this stunning open plan space that is great for entertaining family and friends. There are tiled floors which run throughout and lots of natural light.

## Kitchen Area



The kitchen itself is fitted with a range of contemporary white high gloss units which have square edged worksurfaces that wrap around three

sides and also form a breakfast bar. There are two built under ovens and a five burner gas hob that has an extractor hood above, there is also an integrated dishwasher, a built in wine cooler and a one and a half bowl sink unit with carved drainer.

Dining Living Area



The remainder of the room provides lots of space for a large dining and living space. The room has a partly vaulted ceiling with three raised sky light windows and a wide bank of bi-folding doors that open directly onto the rear garden.

Utility



4.42m x 2.75m (14' 6" x 9' 0") A particularly large utility which is a useful and practical space that has access to the rear garden and the garage. There are matching units to the kitchen that provide lots of storage, and wood block work surfaces which have an inset sink unit and a carved

drainer. There is a continuation of the tiled floors from the kitchen, space for a washing machine and tumble dryer and a free standing fridge freezer.

Boiler Cupboard

A cupboard which houses the wall mounted gas boiler and a pressurised hot water cylinder.

First Floor

Landing



Filled with natural light from the modern feature window to the front and a glazed gable which sits above the continuation of the bespoke Oak staircase that rises to the second floor.

Master Bedroom



7.93m x 4.09m (26' 0" x 13' 5") An extremely large master bedroom with double glazed windows that face the side and rear. There is open access to a dressing room, cornice to the ceiling and a radiator.



## Dressing Room



Floor to ceiling open fronted fitted bedroom furniture which comprises of shelving and hanging.

## En-Suite Shower Room



Beautifully fitted with a modern walk in shower enclosure that has a large level threshold shower tray and frameless glazed screen, a wall mounted wash hand basin and a concealed cistern WC. The walls and floors are fully tiled, there is an obscure double glazed window facing the front, recessed spot lighting and an extractor fan.

## Bedroom Two



4.54m x 3.99m (14' 11" x 13' 1") The second bedroom over looks the rear garden via two double glazed windows, there is a radiator and cornice to the ceiling. There is a large walk in wardrobe cupboard.

## En-Suite Shower Room Two



Fitted in a three piece suite which compromises a large walk in shower enclosure, a concealed cistern WC and a wall mounted wash hand basin. The walls and floors are fully tiled, there is an obscure double glazed window facing the side, recessed spot lighting and an extractor fan.

## Bedroom Three



4.44m x 3.66m (14' 7" x 12' 0") Another good sized double bedroom with two double glazed windows overlooking the rear garden, there is also a bank of floor to ceiling fitted wardrobes, a radiator and cornice to the ceiling.

## Bathroom



A large family bathroom which is beautifully appointed with a free



standing bath with floor mounted bath filler, a close coupled WC and a vanity wash hand basin with drawer beneath. There are two obscure double glazed windows, recessed spot lighting and tiled floors.

## Second Floor

### Second floor landing

There is a glazed gable facing the front aspect.

### Bedroom Four



5.95m x 5.11m (19' 6" x 16' 9") A large room which draws light from a double glazed window to the rear with a radiator set beneath, and a sky light window facing the side. There are fitted wardrobe cupboards.

### Bedroom Five



5.11m x 4.25m (16' 9" x 13' 11") Double glazed window to the rear with radiator set beneath, skylight window to the side. Fitted wardrobe cupboards.

## Second Floor Bathroom



Fitted with a shaped panelled bath with shower above, a vanity with cupboards beneath and counter top wash hand basin and a concealed cistern WC. The walls and floors are tiled, there is recessed spot lighting and an obscure double glazed window facing the rear.

## Exterior

### Rear Garden



The rear garden commences with a paved patio that stretches the width of the property, the remainder is laid to lawn and there is a beautiful stone wall to the right hand boundary. At the rear of the garden is a further paved terrace which sits beside the garden room.

## Garden Room



6.21m x 3.98m (20' 4" x 13' 1") A fantastic entertaining space that is currently being used as a games room and bar, there are wooden floors, recessed spot lighting, and a pair of double glazed French doors. There is a fitted bar, power and light and a useful storage cupboard for storage of garden equipment.

## Front Garden

A remotely controlled gated driveway provides parking and leads to the garage.

## Garage

5.21m x 2.75m (17' 1" x 9' 0")

### 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. Refernces 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.