



Childerditch Street, Little Warley, Brentwood, Essex, CM13 3EG

£1,800,000



Hill Farm is located in Childerditch Street and enjoys far reaching views to the front and rear elevations. This semi rural, picturesque location is just a short drive to Brentwood and West Horndon Stations. Currently undergoing a extensive program of modernisation and extension works, this soon to be completed development will offer a spacious family home with significant surrounding gardens and a breathtaking rear extension. These images are professional renderings to offer a visual representation but an early viewing to truly understand what it on offer here is advised.

- 4/5 BEDROOM PROPERTY WITH EN-SUITE TO THE MASTER BEDROOM
- 2 BATHROOMS INCLUDING A LUXURY BATHROOM AND FURTHER DOWNSTAIRS TOILET
- OPEN PLAN LUXURY FAMILY/KITCHEN/DINING/LIVING ROOM
- OFFICE
- HIGH SPEED FIBRE INTERNET CONNECTION; THREE PHASE ELECTRICITY AND RAPID CAR CHARGING POINT WITH FULL CCTV
- SITTING ROOM
- POTENTIAL LARGE FIFTH BEDROOM SITUATED IN THE ATTIC, WITH PLANNING PERMISSION FOR A DORMER WINDOW
- STUDY/SNUG AND FULLY EQUIPPED UTILITY ROOM
- PRIVATE REAR AND SIDE GARDENS WITH A DOUBLE GARAGE
- 0.5 ACRE PLOT SIZE AND COUNTRYSIDE VIEWS

Hill Farm

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The interior space currently being thoughtfully optimised to offer spacious living accommodation, with a luxurious open plan kitchen and dining room with bifold doors to the garden, a separate utility room, a spacious living room with garden views, an elegant study offering fully fitted custom shelving, and a generously proportioned hallway. On the first floor, the property offers a large master bedroom with fully fitted wardrobes and luxury en-suite. There are a further three good sized bedrooms with a family bathroom.

On the second floor there is an attic which has planning permission for a dormer window and a large bedroom.

Ground Floor

Entrance Hall



A good size light and spacious entrance Hall with a wooden balustrade staircase to the first floor.

Sitting Room



A bright and spacious room with windows to the front featuring countryside views. French doors open out onto the rear garden. Central period feature fireplace with wood burning stove.

Study/Snug

Extending out from the impressive rear extension is a multipurpose study/snug or reading area which includes built in wine storage for showcasing an extensive wine selection.

Office



The office features a large sash window to the front elevation and built in bespoke cabinetry. There is a dedicated high speed leased full fibre internet line to ensure perfect connectivity for home and business use.

Utility Room



There is a dedicated utility room which functions as a laundry and mud room. There is fitted storage and access to the outside space.

Open Plan Family/Kitchen/Dining/Living Room



At the centre of this property is an open plan kitchen, dining and living room. This newly constructed living space features large bifold doors for maximum garden contact and skylights which flood natural light into the property.

The bespoke kitchen area features a beautifully designed Victorian Farmhouse style kitchen with a large kitchen island, marble worktops and fully integrated appliances.

The Karndean Herringbone floor brings warmth to the space as it links the large living area, which offers optimal views of the garden and surrounding countryside.

First Floor

Master Bedroom



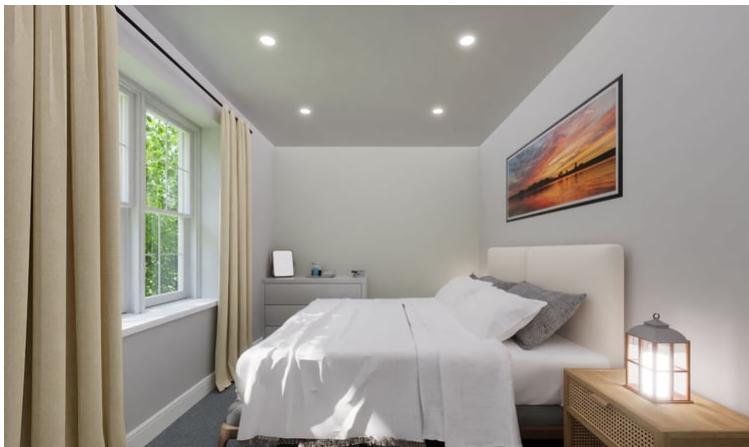
The spacious master bedroom features garden views from the front and side elevations. Room also has fitted wardrobes and a fitted en-suite.

Bedroom Two



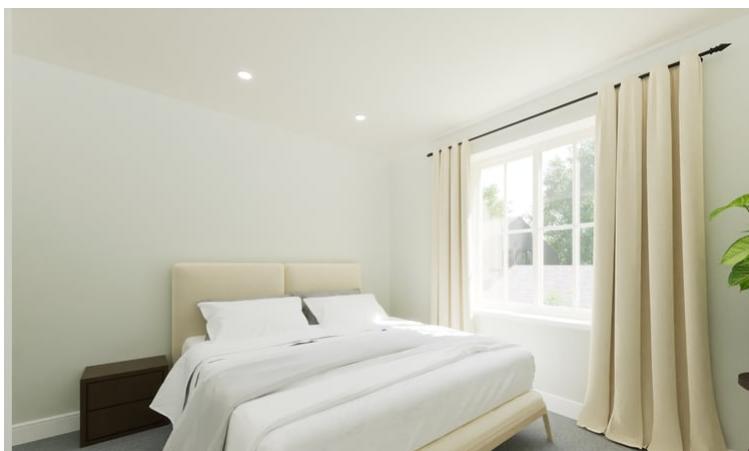
A spacious room with a large sash window to the front.

Bedroom Three



A good sized bedroom with a large sash window to the side.

Bedroom Four



Features a large sash window to the front.

Family Bathroom



There is a renovated family bathroom comprising a free standing bath and finished in terrazzo stone.

External

Double Garage

Rear and Side Garden

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.