



HALL LANE, SHENFIELD, BRENTWOOD, CM15 9AN
£800,000

A charming period house set within a delightful position on a country lane which not only has the benefit of idyllic country views, but is also close to the centre of Shenfield. The house is beautifully presented throughout, with spacious accommodation which includes a stunning kitchen / dining / family room. The en-suite to the master bedroom and the family bathroom have both been tastefully appointed and each has under floor heating.

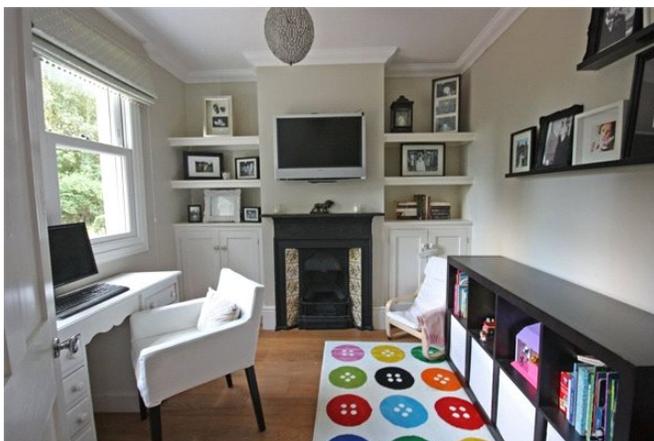
- STUNNING COUNTRY VIEWS
- CLOSE TO CENTRAL SHENFIELD
- BEAUTIFUL FITTED KITCHEN
- SEPARATE UTILITY ROOM
- GROUND FLOOR WC
- STUDY
- EN-SUITE TO MASTER
- LARGE REAR GARDEN



Ground Floor

Entrance Hallway

A wood panelled entrance door with two double glazed inserts opens onto an entrance hallway with solid Oak flooring and a stair case which turns and rises to the first floor landing.



Study

2.92m x 2.77m (9' 7" x 9' 1") A bright room situated at the front of the property with two double glazed sash windows and a continuation of the Oak flooring from the hallway. The central feature of the room is a fireplace which has a cast iron surround and mantle with a tiled insert; either side of the fireplace are built in cupboards each with shelving above.



Kitchen/Dining/Family Room

4.55m x 6.53m (14' 11" x 21' 5") A large spacious room with views over the neatly attended rear garden and farmland beyond; the overall space has an open plan layout and comfortably accommodates an extensive kitchen as well as having ample room for dining and sitting. The kitchen itself is fitted with wood panelled units, painted in contrasting colours, to both base and eye levels, there is also an independent central island unit. Quartz work surfaces extend along one side with a carved drainer, inset sink with

hot and cold mixer tap, and on the central island unit. Appliances include a five burner induction hob, double oven, integrated microwave, dishwasher and Fridge freezer. Light is drawn by sash windows facing the side, French doors which open directly onto the rear terrace and a skylight window. There is also recess spot lighting and radiator.



Lounge

5.05m x 3.45m (16' 7" x 11' 4") A beautiful triple aspect room which has direct access onto the rear garden via French doors which open onto the terrace, and sash windows that face the side and front elevations. There is a wood burning stove which sits beneath an Oak bressummer.



Utility Room

2.42m x 1.97m (7' 11" x 6' 6") The utility room has wood panelled units to both base and eye levels. Square edge work surfaces and an inset sink unit with hot and cold mixer tap. Space and plumbing for a washing machine and dryer. Door leads to;

Cloakroom

1.72m x 0.83m (5' 8" x 2' 9") Double glazed window to rear, wall mounted wash hand basin, hot and cold mixer tap. Concealed cistern WC. Radiator. Recess down lighting.

First Floor

First Floor Landing

Access to loft.

Bedroom One

3.53m x 3.90m (11' 7" x 12' 10") Two double glazed sash windows overlooking the rear garden and farmland beyond.



En-suite Shower Room

1.18m x 2.50m (3' 10" x 8' 2") The shower room is fitted with a three piece white suite which comprises of a large walk in shower enclosure with a sliding glazed screen, wall mounted temperature and pressure controls and overhead shower. The vanity wash hand basin has chrome hot and cold mixer taps and a cupboard beneath and there is also a concealed cistern WC. Extractor fan. Recess spot lighting. Double glazed sash window overlooking the front elevation. Under floor heating.

Bedroom Two

3.56m x 2.92m (11' 8" x 9' 7") Situated at the front of the property with three double glazed windows, two of them being sash windows. The central feature of the room is a cast iron fireplace which has cupboards either side with shelves above. Radiator.



Bedroom Three

2.21m x 3.73m (7' 3" x 12' 3") Overlooking the rear garden with a double glazed sash window, radiator, cornice to coved ceiling.



Family Bathroom

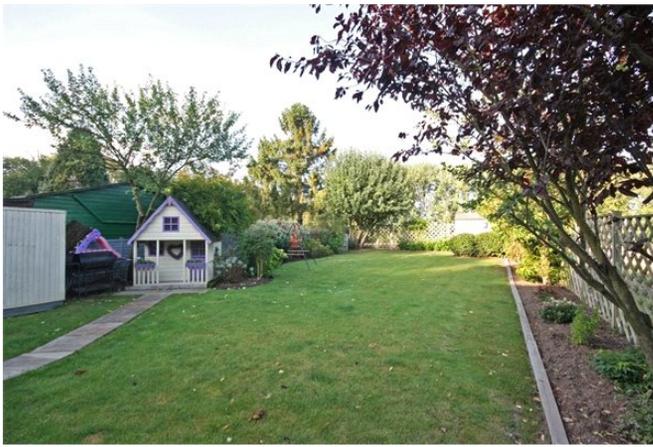
2.73m x 2.71m (8' 11" x 8' 11") A large family bathroom, beautifully fitted in a white three piece suite which comprises of a freestanding shaped bath with wall mounted taps, temperature, pressure controls and hand held shower attachment. There is also a close coupled WC and a vanity wash hand basin with counter top sink and freestanding hot and cold mixer tap with cupboards beneath. Double glazed sash window facing the rear. Recess spot lighting.



Exterior

Rear Garden

Commences with a large terrace laid to Indian sandstone. The remainder of the garden is laid to lawn with a mixture of mature shrubs and trees with trellis fencing, views over farmland beyond.



Front Garden

A large independent driveway laid to shingle provides off street parking for a number of vehicles.



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.

