



Beautifully presented detached single storey cottage

Sandpit Cottage, Weald Road, South Weald, Brentwood, Essex

Offers in excess of £1,000,000 Freehold





Video tour available • Well-balanced single-storey living space
 • Three bedroom cottage • Combination of traditional period features with stylish modern additions • Conveniently positioned for A12/M25 • 2 miles from Brentwood town centre
 • Beautifully landscaped grounds approaching an acre • Garage and two independent driveways providing ample parking

Local Information

South Weald village: 0.3 of a mile;
 Brentwood railway station: 1.5 miles; Shenfield: 2.8 miles (Crossrail); Stratford: 18.6 miles; Charing Cross (central London): 29.1 miles. (All distances approximate.)

The property is situated in the backdrop of Weald Country Park, about 0.3 of a mile to the east of South Weald village.

South Weald is renowned for its attractive centre with a traditional public house, beautiful church and St. Peter's C of E primary school. Bordering the village is the ancient Weald Country Park and lakes which extend to nearly 500 acres, providing miles of bridleways, passing through some of the area's ancient woodland and bluebell woods.

Brentwood town centre is within 2 miles with a variety of shops, excellent private and state educational facilities including Brentwood School and a mainline railway station to London's Liverpool Street. There is an access point onto the A12/M25 at Junction 28 within 2 miles.

About this property

Situated amongst the protected woodland of Weald Country Park, this three bedroom home enjoys a wonderful balance of period and modern accommodation set in

landscaped grounds of approximately 0.8 acre.

The property is set across one level, discreetly set within the natural gradient of its grounds. The original part of the house is understood to date back to the 18th century and has been tremendously re-modelled providing a wonderful balance of modern living with period charm. The property offers a contemporary kitchen opening to a spacious reception/dining area with mood lighting and doors out to the surrounding terrace. This wonderful room has been beautifully finished and is an ideal space for entertaining and family living. The lounge is situated in the original part of the house evidenced by a glorious, red-brick fireplace and drinks bar. The remaining accommodation includes a grand and welcoming reception hall with a lantern-style roof, connecting the three bedrooms. The principal bedroom suite enjoys a dressing area and en suite with the remaining two bedrooms sharing a separate main bathroom offering a luxury suite and a sunken bath with built-in TV over.

The property is being sold in two lots with the second lot including a detached annexe located to the west of the house offering variety of uses, with the benefit of habitable planning consent as a



separate one bedroom dwelling. The building has been configured as a two bedroom annexe and home office, with accommodation comprising a main living area (currently housing a snooker table), a double bedroom and a shower room. Bedroom two could serve as a study. The building measures approximately 900 sq ft and would also make an ideal small practice office space, subject to achieving the necessary consents. To the north eastern part of the plot is a further detached studio with kitchenette facilities offering further potential. Price for the whole upon application.

Outside

The property sits centrally within its grounds, set on a natural sloping gradient, which boasts a stunning amount of natural seclusion and colour. There are a variety of seating and entertaining areas across the different tiers including the main south-facing terrace, along with a superbly positioned heated swimming pool. The drive is located to the top part of the boundary providing a detached garage and off-road parking. The garden leads directly to the country park. All in around 0.8 of an acre

Services

Mains electricity and gas. Private water and drainage. Shared mains water supply. Part underfloor heating.

Local Authority

Brentwood Borough Council,
Brentwood

Energy Performance

EPC Rating = D

Directions

The property is located along Weald Road, on the corner of Sandpit Lane.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.

Telephone:

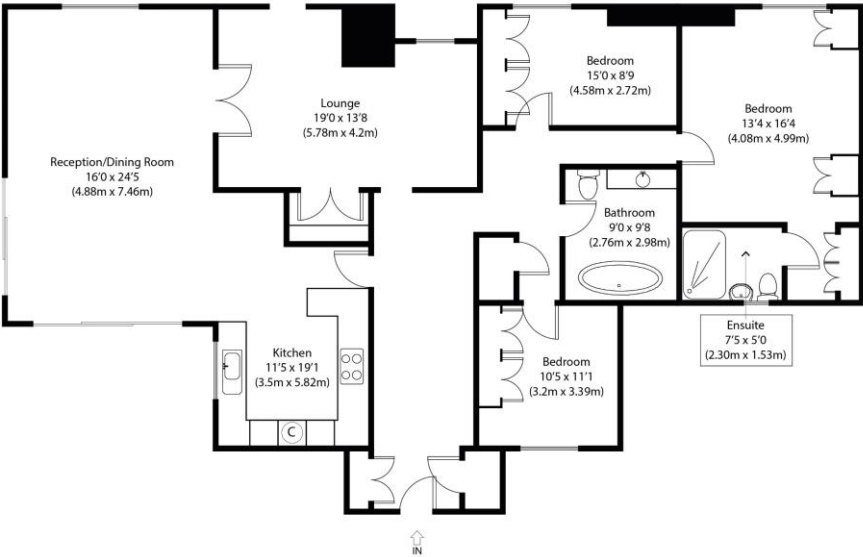
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cghphoto.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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