



Keith  
Ashton

Horsemanside, Navestock  
Brentwood



## OAKLANDS WATERHALES BARN HORSEMANSIDE

Navestock Brentwood, CM14 5ST

We are delighted to offer for sale this character, three bedroom detached 17th Century barn conversion which is one of just two converted barns within this secure gated development. Oaklands is a charming, easy to maintain period home with excellent parking and a private garden. Whilst being in a semi-rural location the the property has easy access into Brentwood Town Centre and train station, and is also within close proximity of local shops, Bentley St Pauls primary school and Brentwood golf course.

- 17TH CENTURY CONVERTED BARN
- THREE BEDROOMS
- 41' KITCHEN / DINER / FAMILY ROOM
- STUDY

- TWO BATHROOMS
- 36' LOFT ROOM

- DRESSING ROOM
- EXCELLENT PARKING

Guide Price £675,000



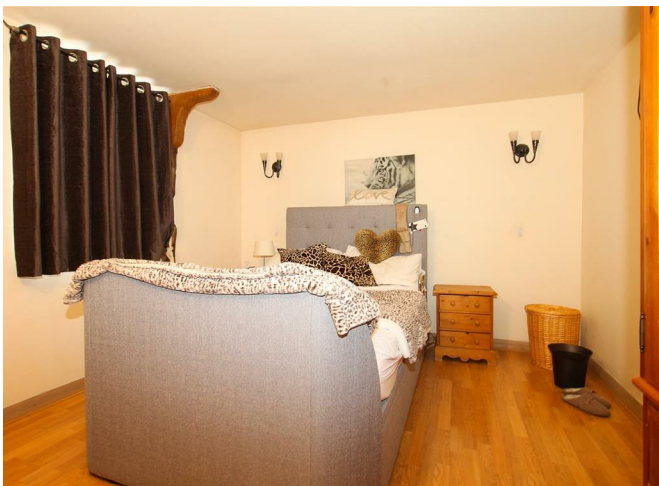
## Description

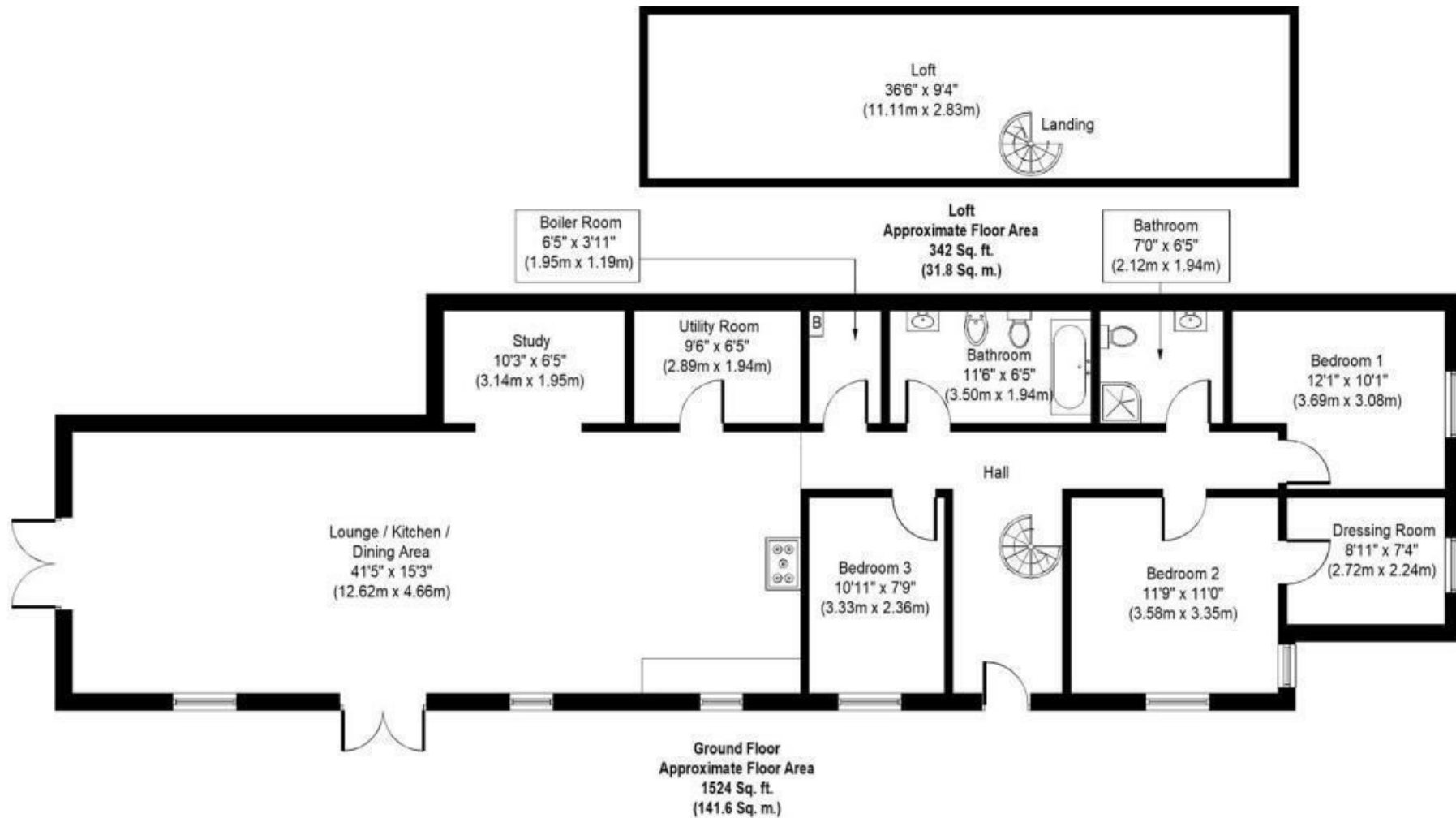
Upon entering Oaklands you are immediately met with a large entrance hallway with doors leading to all rooms, and a spiral staircase leading to a large loft room which measures 36'6 x 9'4 which is fully boarded with wooden floorboards and would make an idea large master bedroom suite, subject to building regulations. All bedrooms are of a good size with bedroom two having the benefit of a walk-in dressing room. There is a fully tiled luxury shower room which has been fitted in a matching white three piece suite. Adjacent to the shower room there is a beautifully appointed four piece bathroom, fitted in a contemporary style suite, including wash hand basin, w.c. bidet and panelled bath with overhead shower. There is also a boiler room located off the hallway.

There is an incredibly spacious, open plan kitchen / diner / family room located on the left hand side of the property. This impressive room measures approx 41'4 x 15'3 and has a beamed, vaulted ceiling and is a wonderful space for entertaining. The lounge and dining areas have wooden flooring and there is a brick-built fireplace with multi-fuel burner. Patio doors open and lead into the garden area. The kitchen area is fitted in a lovely range of country style wall and base units and has a Belfast sink, range cooker and ample space for additional appliances. There is stone flooring to the kitchen area. There is a separate utility room measuring 9'6 x 6'5 and also a study measuring 10'3 x 6'4



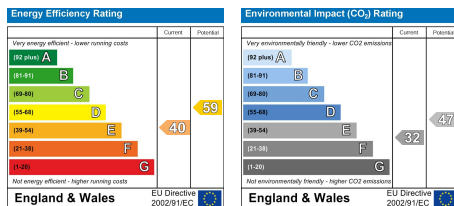
The property benefits from gas central heating and has double-glazing throughout. Externally there is a large shingle driveway with parking for several vehicles, this is accessed via a gated entrance. The remainder of the garden is laid mainly to lawn.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### SERVICES:

Local Authority: Brentwood  
Council tax band:  
Post code: CM14 5ST

#### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

#### OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:** We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

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