



Hook End Lane, Brentwood, CM15

BUTLER & STAG





**Guide Price £1,250,000 -  
£1,350,000**

**A striking and  
architecturally remarkable  
detached family home of  
3462 sq ft positioned in a  
beautiful Essex village.**



## Freehold

- Detached Family Home
- Stunning Throughout
- South Facing Garden
- Utility Room
- Four Bedrooms/Three Bathrooms
- Summer House/Annexe
- Underfloor Heating Throughout

Standing back from the road behind a substantial front garden with plenty of off-road parking, The Wayside presents an imposing view with its three dormer windows facing the street. The front door takes you into a long, well-lit hallway with parquet flooring from which all the ground-floor rooms and the staircase turn off.

The home's centrepiece is the extensive kitchen/dining/family room at the rear. At one end, the extensive contemporary kitchen is comprehensively equipped and features as much surface space as you could need, including a large breakfast bar.

In the centre is a substantial dining area, big enough to fit in a large dining table for family or guests without feeling cramped. You can dine with a view through the windows that take up the whole rear wall out onto the garden, while a pitched area of glass roof makes the most of the light.

At the far end, distant enough from the kitchen to be entirely separate, the family area offers plenty of room for you all to relax and enjoy your own activities without being on top of one another. Like all the house, it's decorated in a contemporary style, with attractive, muted shades and plenty of overhead lighting. Most of the floors are wooden, though the kitchen, dining area and bathrooms are tiled.

Four of the five bedrooms are upstairs, all spacious enough for whatever you need to fit around any size of bed you choose without being cramped. The two rear bedrooms feature balconies overlooking the garden — one is the master bedroom, which also has an ensuite with a large bathtub and a walk-in shower. All the bedrooms are fitted with cupboards and shelves, and the first floor also has a family bathroom.

The fifth bedroom is on the ground floor — perhaps it could be a guest room, or else converted into a study or play-room for the kids if you don't need it as a bedroom.









## The Wayside

Approx. Gross Internal Area 321.7 Sq M ( 3462 Sq Ft )

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Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

**IMPORTANT NOTICE** - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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