



Gainsborough House
Thorndon Approach | Herongate | Brentwood | Essex | CM13 3PA



STEP INSIDE

Gainsborough House

Gainsborough House is set within a private gated estate in the most sought-after setting in Herongate village, with views across to Thorndon Country Park and within easy reach of renowned schools, rail links at Shenfield, Brentwood and West Horndon, together with excellent road links to central London. This Georgian style residence features sash windows with plantation shutters, detached double garage, landscaped garden areas and tasteful decor throughout this substantial property, offering ideal space for entertaining.

Step inside into the welcoming and spacious hallway which gives access into the reception rooms, downstairs cloakroom/wc and the kitchen/family areas. The reception room to the front aspect features a fireplace and three sash windows with fitted shutters. Opposite is the dining room also to the front aspect and an adjacent fitted study/home office featuring bespoke wooden units and shelving. The fitted kitchen area is open to the family entertaining space and features a tiled floor, range of wood units incorporating built-in appliances and a Rangemaster cooker. The family/sitting area creates a lovely space for relaxing and watching tv whilst double doors lead through to a further family room with bayed wall featuring three sash windows and further double doors to the rear garden. From the kitchen/family room there is also double doors into a conservatory which also leads out to the patio area and garden. From the kitchen there is a useful utility room and an external door.

The balustrade staircase leads up to a galleried landing offering ample natural light and access to the bedroom suites. The principal bedroom is above the family room benefitting from the bayed section with five sash windows in this room and a spacious en-suite shower room and walk in his and hers dressing areas. There are two further bedroom suite's to the rear aspect, both featuring en-suite bathrooms and dressing areas. A stunning family bathroom with separate shower and freestanding bath serves the remaining two double bedrooms, all of which are tastefully decorated.

















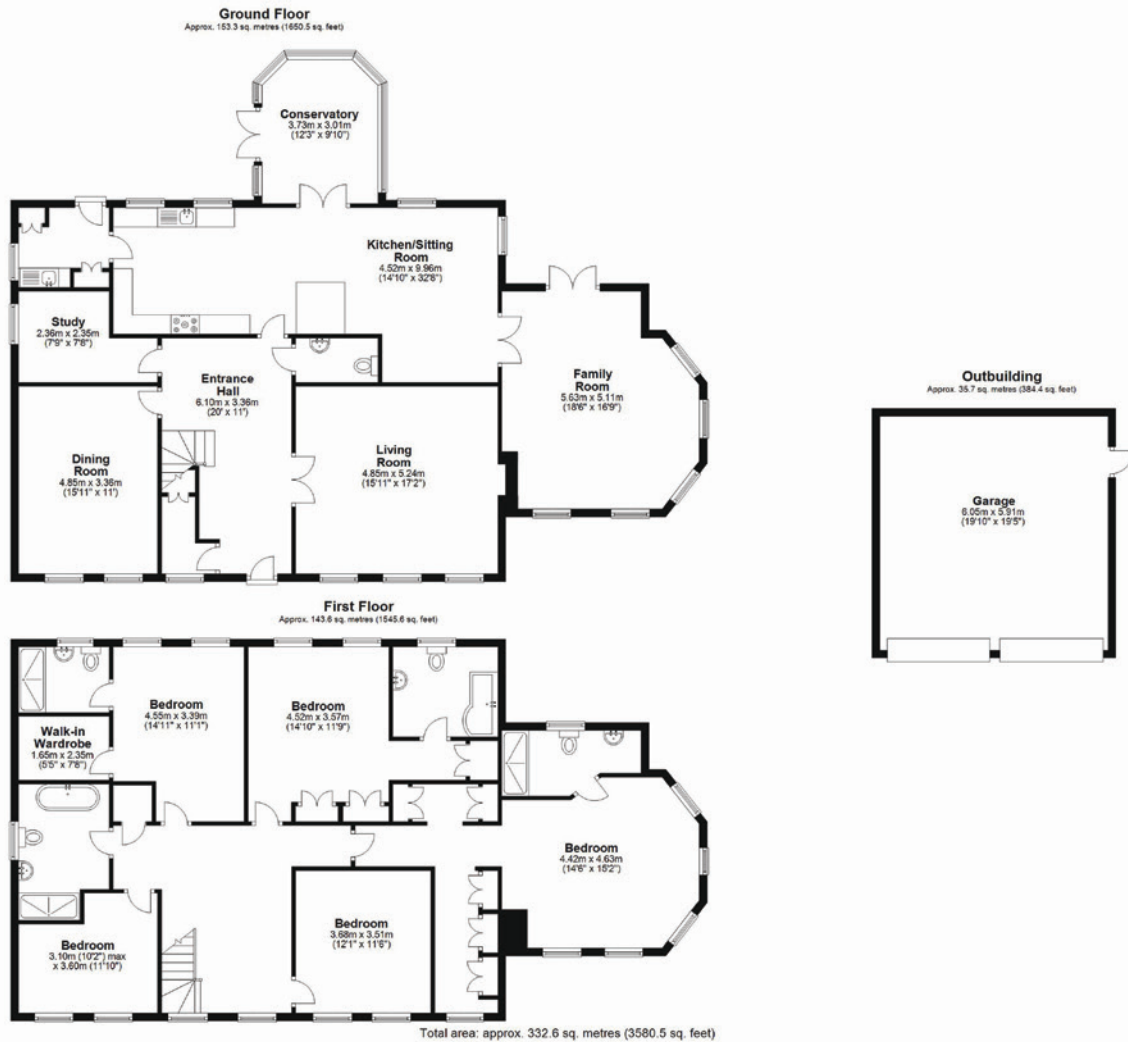
STEP OUTSIDE

Gainsborough House

Step outside with immaculately presented landscaping to both the front and rear aspects and a driveway leading up to the detached double garage which has a pitched roof. The front of Gainsborough House has low wrought-iron railings, pathways and tasteful planting. The rear of the property features paved entertaining areas, a decked area with hot tub and well tended lawns edged with brick pathways and mature trees and shrubs.

Gainsborough House is nearby to Ingrave Johnstone CofE Primary School with access to St. Martin's senior school, the Brentwood School and other educational establishments. Brentwood town centre is within easy reach with rail services to London Liverpool Street, as well as from Shenfield which also offers Elizabeth Line services. Other rail services via C2C Fenchurch Street are available from nearby West Horndon and excellent road links via A127/M25. Thorndon Park Golf Club and the Heron Club are on the doorstep.





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Council Tax Band: H
 Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Fine & Country Mid and South Essex
1st Floor, 101-135 Kings Rd, Brentwood CM14 4DR
Tel: +44 (0)1277 714044 | midandsouthessex@fineandcountry.com

