



BURNTHOUSE LANE

INGATESTONE CM4

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An exclusive collection of just two, beautiful
family homes in rural Essex



4 BEDROOM FAMILY HOMES IN A CHARMING ESSEX LOCATION

WHERE MODERN LIVING MEETS RURAL CHARM



Computer generated image

Burnthouse Lane is a striking newly built pair of detached family homes in Ingatestone, Essex.

These 4 bedroom houses are located in a fantastic rural location on the edge of this historic village. All within easy reach of those all-important shops and amenities and just half an hour from the centre of London.

Downstairs the sleek, stylish kitchen leads into a family sized dining area with attractive bi-folding doors that

open out into a garden. There is a large and welcoming living room, downstairs cloakroom, storage cupboard and separate utility room with a convenient interior door into the garage.

All four of the bedrooms are generously sized with the master bedroom boasting both a dressing room and ensuite shower room. From top to bottom the house is stylishly finished, offering everything you need for a modern lifestyle, including remote heating technology

that can be controlled directly from your mobile phone.

Outside, the landscaped entrance has a driveway for off street parking and a garage, while the back garden is inviting and spacious, perfect for families or socialising with friends.



INGATESTONE

COUNTRY LIVING UNDER
30 MINUTES FROM THE CITY

Ingatestone is a village that can be traced right back to the Saxon times. It has a rich history and was even the home to one of King Henry VIII's most important advisers, Sir William Petre, who's country house Ingatestone Hall now serves as a famous tourist attraction. There are charming shops and historic pubs to enjoy, together with numerous restaurants and handy local convenience stores.

For such a small place, there's a lot going on. The village has a famous and long established cricket club, together with a football team and athletics squad. There are also three schools for all ages - infants, junior and secondary.



If you want large town shops and amenities, you only have to travel 5 ½ miles to Brentwood or 6 miles to Chelmsford. Yet when you stroll down Ingatestone's historic high street, or take a walk in the surrounding parkland, it's impossible to believe you are so close to urban areas and within an easy commute of the centre of London too.



1.1 MILES
Ingatestone
High Street



1.2 MILES
Ingatestone Train Station



1.9 MILES
Ingatestone Hall



4.7 MILES
Billericay



20 MINUTES
Stratford Station



4.7 MILES
Stock Brook Country Park



29 MINUTES
London Liverpool Street

TRAVEL EASY

UNDER 30 MINUTES TO LIVERPOOL STREET

One of Ingatestone's many desirable features is it's railway station. Not many villages this size offer you a direct and regular train service into the heart of London. You can commute to the City in just 30 minutes, or head in the other direction to arrive at Chelmsford Station in under 10 minutes. Stratford, with all its world class shops and sports facilities is only 21 minutes away. There are also direct trains to the coast at Clacton-on-Sea.

You'll have excellent road links too. The A12 by-passes Ingatestone village, providing access to the M25 and the wider national road network to the South or head North on the A12 to Colchester. When you're travelling further afield, Stansted and London City airports are both within easy reach, as well as the Eurostar service at St Pancras, just 4 stops on the Circle Line from Liverpool Street.

For the quiet of the country and the buzz of the town, Ingatestone offers a location that you, and your family, will love.



ON FOOT

THE GEORGE AND
DRAGON PUB
1.0 miles

INGATESTONE HIGH STREET
1.1 miles

POST OFFICE
1.2 miles

CRANWELL HOUSE SPA
& BEAUTY CLINIC
1.2 miles

INGATESTONE STATION
1.2 miles



BY BICYCLE

PIERO'S ITALIAN
RESTAURANT
1.3 miles

PHARMACY
1.3 miles

RAVENS BAKERY
1.3 miles

GREENS BUTCHER'S
1.4 miles

CO-OPERATIVE
SUPERMARKET
1.4 miles

SEYMOR PLAYING FIELDS
1.6 miles

INGATESTONE HALL
1.9 miles



BY ROAD

BRENTWOOD
4.6 miles

CHELMSFORD
7.7 miles

ROMFORD
11.1 miles

LEE VALLEY
REGIONAL PARK
21.8 miles

STANSTED AIRPORT
24.4 miles

STRATFORD
27.7 miles



BY TRAIN

CHELMSFORD
7 minutes

ROMFORD
21 minutes

STRATFORD
20 minutes

LIVERPOOL STREET
29 minutes

CLACTON-ON-SEA
59 minutes



A HIGH QUALITY SPECIFICATION

GENERAL

- NHBC build mark warranty
- Smooth painted walls, ceilings and architraves
- Washing machine located in the utility room
- Flush internal white doors with brushed chrome ironmongery
- White double-glazed windows
- Block paved driveways
- Single garage with electric door
- Bi-folding patio doors
- Dressing room to master bedroom

KITCHEN

- Contemporary fully fitted kitchens with under unit lighting
- Quartz worktop with matching upstand
- Smeg induction 5 zone glass hob with touch controls
- Smeg fully integrated dishwasher
- Smeg integrated freezer & integrated under worktop fridge

- Glass splashback
- Smeg built in electric multifunction oven with combi multifunction microwave oven
- Under mounted stainless steel bowl with chrome mixer tap and draining grooves
- Brushed steel sockets and switches
- Downlights

BATHROOM & ENSUITE

- Contemporary white sanitary ware and chrome mixer taps
- Large format contemporary ceramic tiles to walls and floor
- Thermostatic showers to en-suites and bathroom
- Downlights
- Chrome heated towel rails
- Shaver sockets
- Extractor fans
- Mirror to both ensuite and bathroom



Images from a previous Regenta development



HEATING & ELECTRICITY

- TV points to living rooms and all bedrooms
- Sky + accessibility*
- Telephone point to living area, main bedroom and hallway
- Downlights to master bedrooms and kitchen/living areas
- Pendant lighting to all other bedrooms, living room and hallway
- Remote heating control system, NEST available
- Gas central heating
- White sockets and switches throughout except kitchens

SECURITY

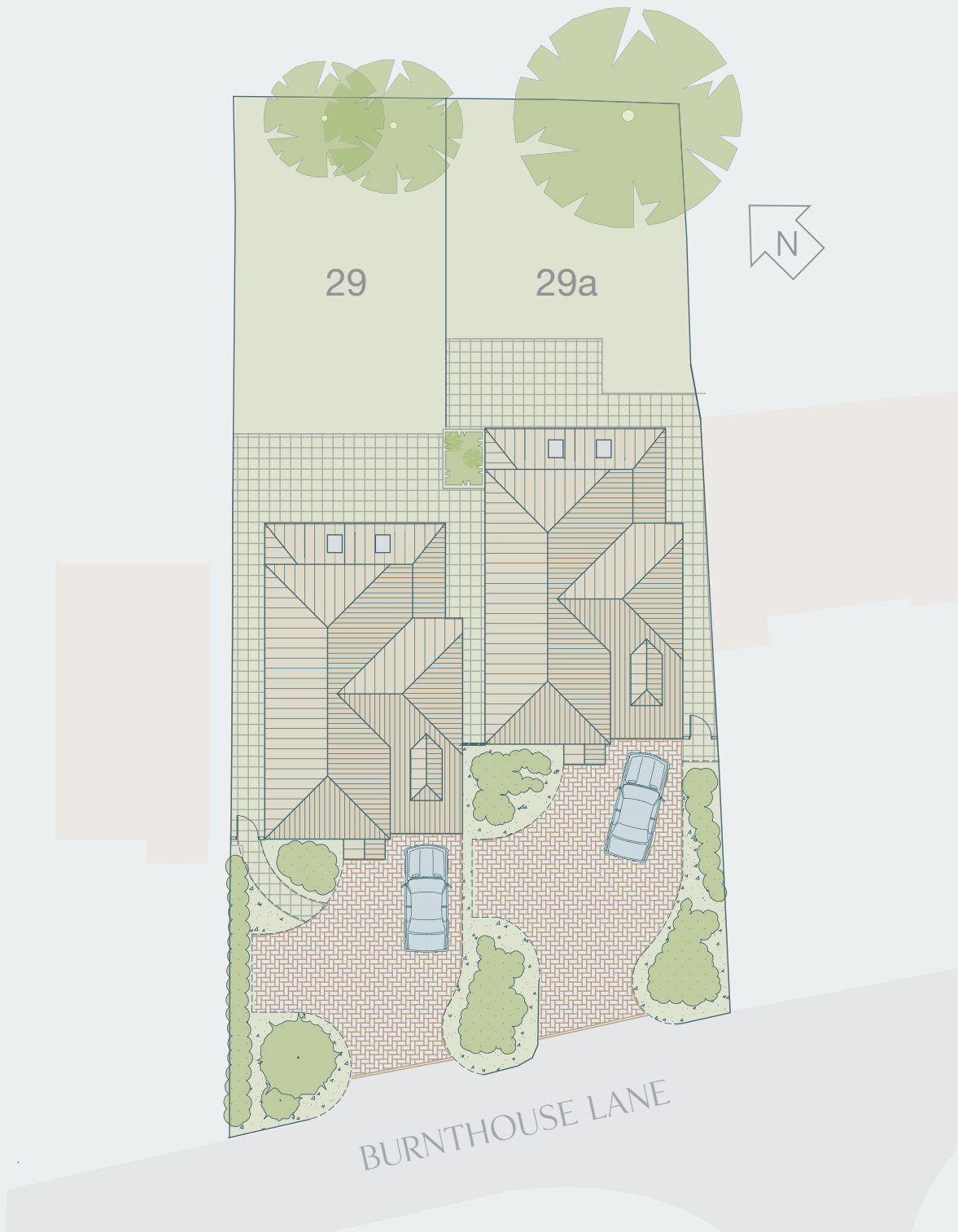
- Mains powered smoke detectors
- Provision for mains fitted alarm

OUTDOOR SPACE

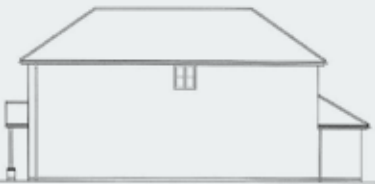
- Laid to lawn
- Paved patio area
- Side gate entrance to all houses

* Subject to individual purchasers subscription

SITE PLAN



FRONT ELEVATION



SIDE ELEVATION



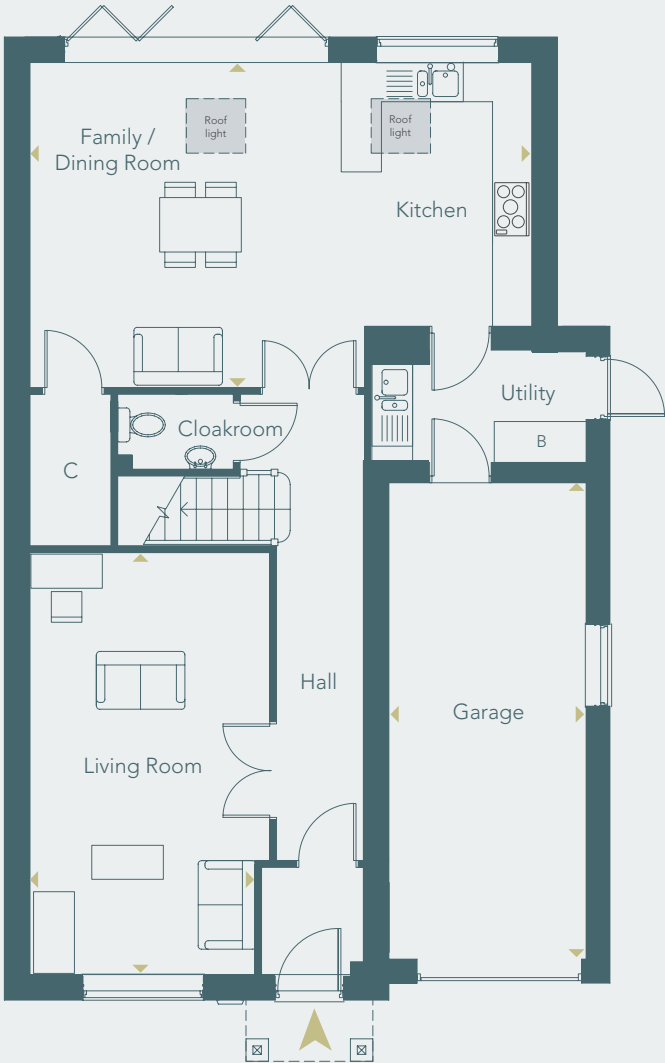
REAR ELEVATION



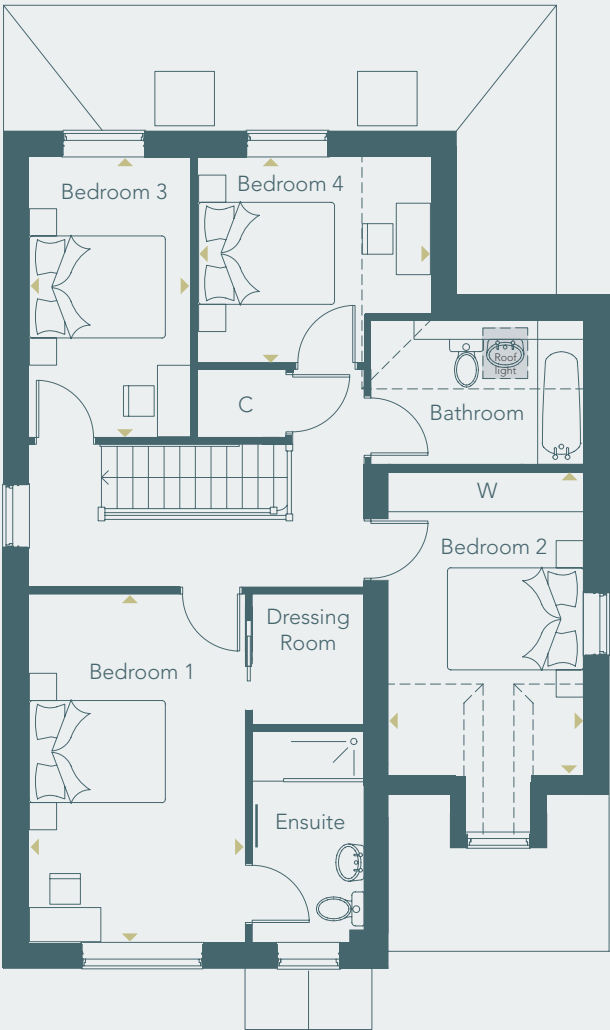
SIDE ELEVATION

The site plan and elevations have been prepared with all due care for the convenience of the intending purchaser. However, the information contained herein is a preliminary guide only. Ground levels and other variances are not shown.

FLOOR PLAN
BURNTHOUSE LANE



GROUND FLOOR



FIRST FLOOR

NOs. 29 & 29A BURNTHOUSE LANE

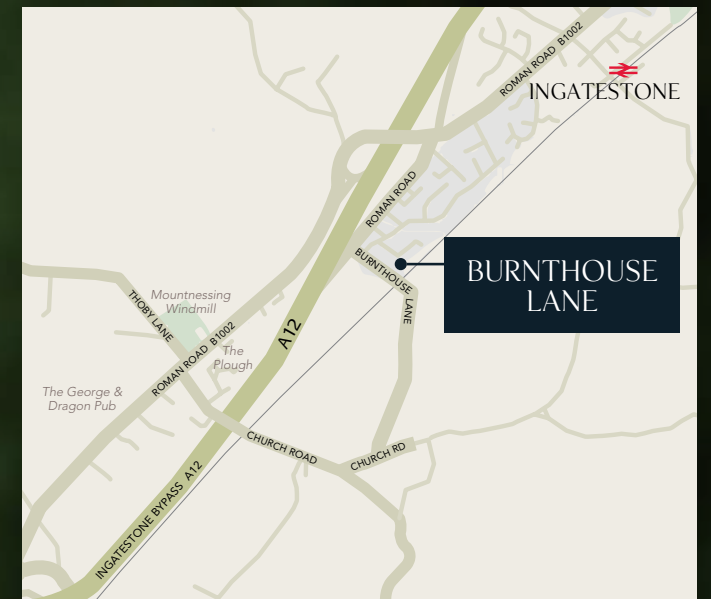
LIVING ROOM	6.57m x 3.43m	21'7" x 11'3"
KITCHEN/DINING ROOM	7.42m x 4.80m	24'4" x 15'9"
GARAGE	7.00m x 2.90m	23'0" x 9'6"
BEDROOM 1	5.15m x 3.20m	16'11" x 10'6"
BEDROOM 2	4.38m x 2.90m	14'5" x 9'6"
BEDROOM 3	4.15m x 2.40m	13'7" x 7'10"
BEDROOM 4	3.45m x 3.15m	11'4" x 10'4"
TOTAL	163.17 SQ.M	1756.35 SQ.FT.

KEY
B = BOILER
C = CUPBOARD
W = WARDROBE

Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected houses. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Please speak to our sales consultant for further information.

A family of four is walking through a grassy field. A woman in a pink cardigan and white pants is on the left, holding the hand of a man in a grey sweater who is in the center. They are walking towards two children, a girl in a grey hoodie and a boy in a red and white checkered shirt, who are walking away from them. The background is a lush green field with wildflowers.

29 BURNTHOUSE LANE,
INGATESTONE,
ESSEX, CM4 9AN



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The information in this document is indicative and intended to act as a guide only up to the finished product. Accordingly, due to Regenta's policy of continuous improvement, the finished product may vary from the information provided. All computer generated images (CGIs) used in this brochure are for illustrative purposes. They are not intended to provide an actual forecast or impression of the measurement, dimensions, layout, placement, context and/or finishes of the buildings, premises or landscaping. They should not be relied upon as true or accurate. This information does not constitute a contract or warranty. Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected houses. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Burnthouse Lane is a marketing name and does not form part of the approved postal address. All information is believed to be correct at the time of going to print in June 2017. Please speak to our Sales Consultant for further information.



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