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Ashton *Signature Homes*

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'LITTLE JERICO HOUSE' CHURCH STREET

Blackmore, Ingatestone, CM4 0RN

This beautifully restored historic Grade Two listed property dating back to the 16th century is full of characterful period features whilst also having all the needs of a modern family home perfectly blended in. Set within the lovely village of Blackmore, with views overlooking the pretty St Laurence Church, this is certainly one to be internally viewed so as to fully appreciate everything on offer here and enjoy this little slice of history. Blackmore itself is a lovely village offering a primary school, village shops, tea room, pubs and a village pond whilst also having easy access to the A414 and its onward links. Viewers will note that planning permission has been approved for redevelopment of the existing extension, to include single storey side extension and a two storey rear extension, more information can be found on Brentwood Council planning website, reference no. 23/00189/LBC

- PLANS APPROVED FOR EXTENSION TO SIDE & REAR
- CHARACTERFUL THROUGHOUT WITH ORIGINAL FEATURES
- BEAUTIFUL VILLAGE LOCATION AND SETTING
- LOVELY UNOVERTLOOKED REAR GARDEN
- FOUR DOUBLE BEDROOMS
- DATING BACK TO THE 16TH CENTURY
- HISTORICAL SIGNIFICANCE
- GDII LISTED PROPERTY

Guide Price £1,100,000



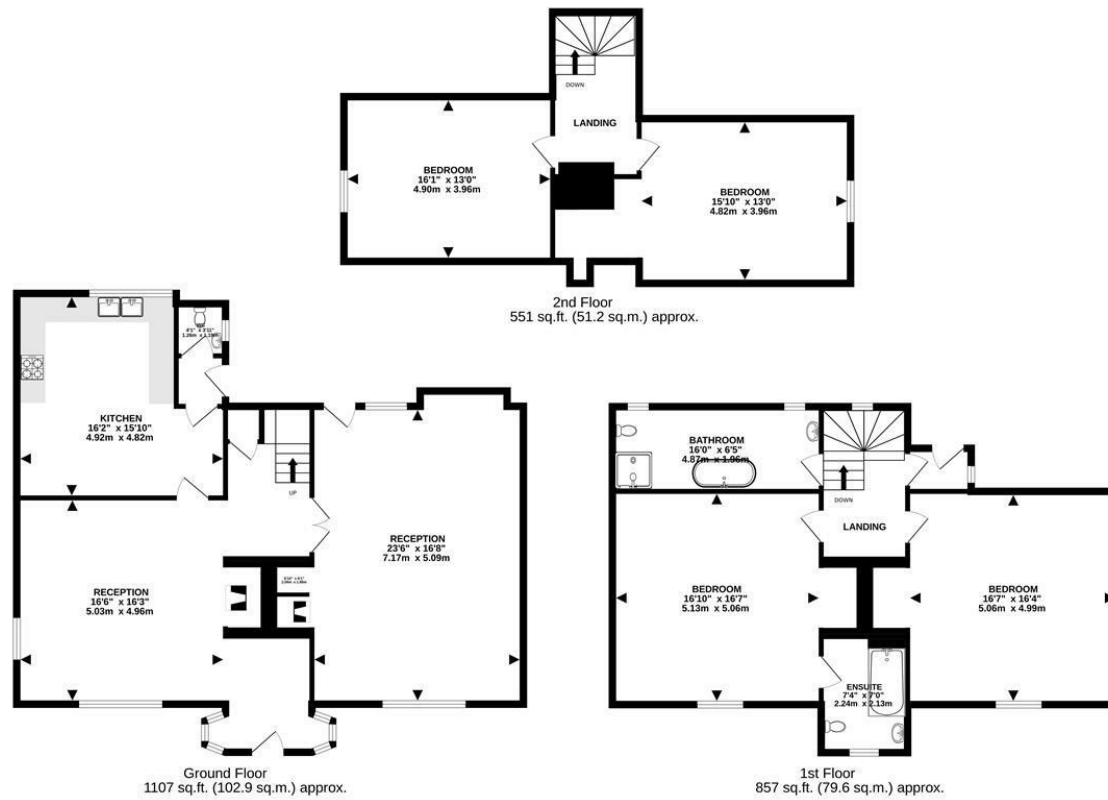
As soon as you open the entrance door to this beautiful family home you are immediately struck by the historical meaning and value within, including exposed beams and herringbone brickwork throughout most of the property. The entrance hallway with its flagstone flooring takes you through to the beautiful reception room with feature inglenook fireplace and log burner, plus a door leading you into the bespoke kitchen fitted with a good range of eye and base level units, worktop space, inset butler style sink, central wood block island and some integrated appliances with space for others if required. An inner lobby leads from here and through to the convenient downstairs cloakroom and a courtesy door to the side takes you out to the walled garden. The second reception room is a charming bright space, being of dual aspect therefore allowing plenty of light to flow through, with views overlooking and leading to the gardens. There is another feature inglenook fireplace with wood burning stove for those cosy nights in with plenty of space for your sofas and chairs surrounding it.

Heading up to the good sized first floor landing you will find doors leading you to the main bedroom with some fitted wardrobes and its three-piece ensuite shower room, in addition to the large double sized second bedroom, also with fitted wardrobe space. The spacious family bathroom is beautifully finished with free standing roll top bath and separate shower cubicle, with part tiled walls and floor to complement. Stairs rise to the second floor where two further double bedrooms complete the accommodation, both of which are of good size.

Externally the property is set behind a part walled and hedged frontage giving it plenty of privacy, with a driveway providing parking for a couple of vehicles and gated access to the gardens at the rear. The enchanting unoverlooked garden finishes the home off perfectly also with its feeling of stepping back in time with the surrounding red brick wall and mature shrubs and trees within.







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TOTAL FLOOR AREA : 2515 sq.ft. (233.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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: Ingatestone
Council tax band: G
Post Code: CM4 0RN

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

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



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

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

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