



Keith
Ashton

Nine Ashes Road, Blackmore
Ingatstone



'HALL COTTAGE' NINE ASHES ROAD

Blackmore Ingatestone, CM4 0QW

Guide Price £900,000

Situated within the heart of much sought-after, Blackmore Village, and offering spacious accommodation of just under 2100 sq.ft we are delighted to bring to market this four, double-bedroom link-detached house with three reception rooms, a spacious utility off a modern kitchen and a large master bedroom with en-suite shower room. There is excellent off-street parking to the front, along with an integral garage which has stairs up to a large loft room above. Blackmore Village itself offers local convenience store and post office, popular Leather Bottle pub, and Blackmore Village Tea Rooms, along with Blackmore Primary School. A larger selection of high street shops, secondary schools and train services into London can be found in Brentwood Town Centre, all within a short drive.

FOUR DOUBLE BEDROOMS

EN-SUITE TO MASTER BEDROOM

FAMILY BATHROOM & G/F CLOAKROOM

LOUNGE, DINING ROOM & GARDEN ROOM

SEPARATE OFFICE / STUDY

KITCHEN & SEPARATE SPACIOUS UTILITY

INTEGRAL GARAGE

SPACIOUS LOFT ROOM ABOVE GARAGE



Description

As you step into the reception hallway you immediately get a sense of style, with dark grey tiled flooring and a glass balustrade staircase rising to the first floor. Double doors at the end of the hallway give access into a spacious lounge with French doors which open onto the rear garden. From the lounge there is access into a separate office/study and access into a separate dining room. The dining room is open to a lovely garden room/conservatory with triple aspect and further French doors giving access into the garden. Off the dining room there is an inner lobby which leads through to a long utility room providing additional space for storage and appliances, and there is also a ground floor cloakroom with w.c. and wash hand basin. A stylish kitchen has been fitted in a range of bespoke wall and base units, with peninsular breakfast bar, wine rack and integrated appliances to include, double oven, hob and extractor.

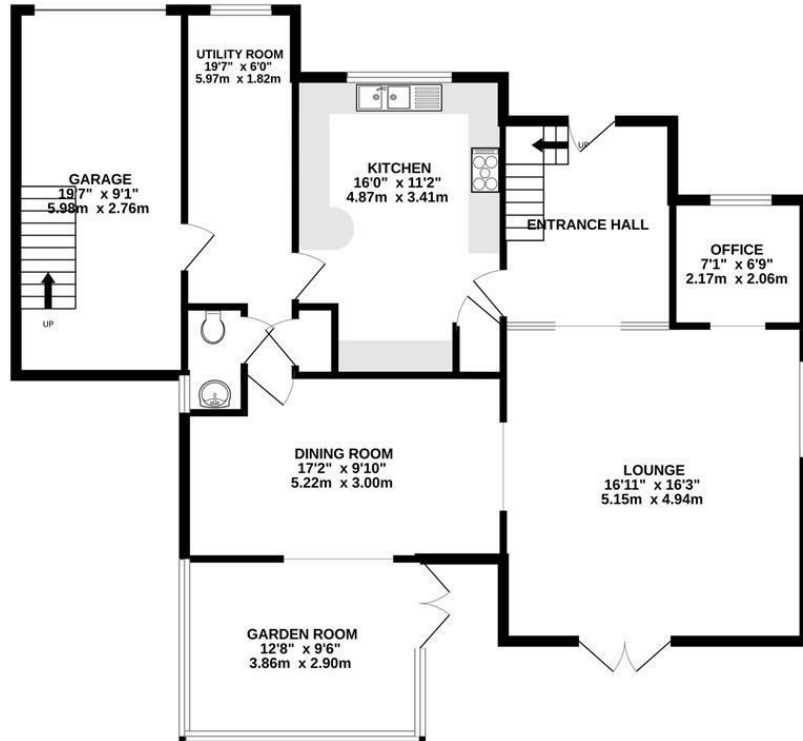
Rising to the first floor you will find a spacious landing with doors to all rooms. The property has four double bedrooms with the master bedroom, measuring 16'11 x 13'9 and having a double aspect. The master bedroom benefits from having access to an en-suite shower room with shower cubicle, wash hand basin and w.c. Additionally, to this level is a family bathroom which has panelled bath, shower cubicle, wash hand basin and w.c.

Externally, the property has a mature rear garden of good-size and is laid mainly to lawn with borders planted with a selection of shrubs and plants. There is pedestrian access to the front via a side gate and through the garage. A large driveway provides parking for several vehicles in addition to the integral garage, which has a pedestrian door into the utility room, and as previously mentioned into the rear garden.

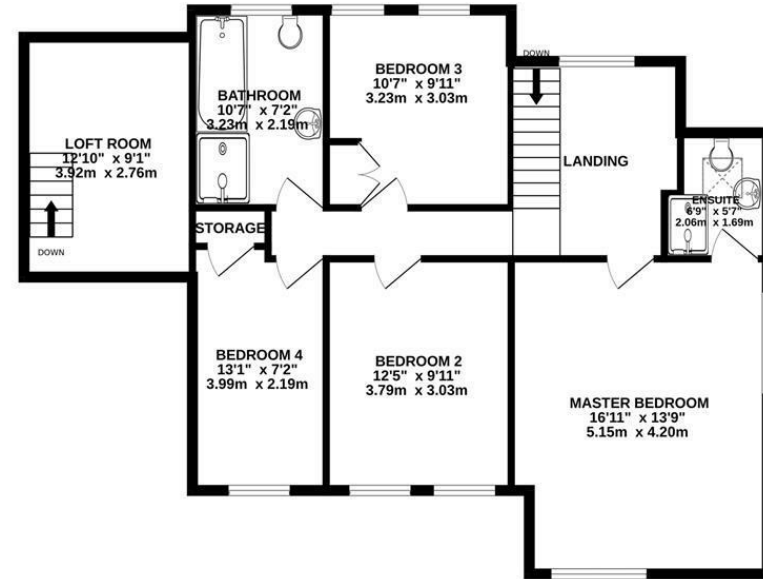




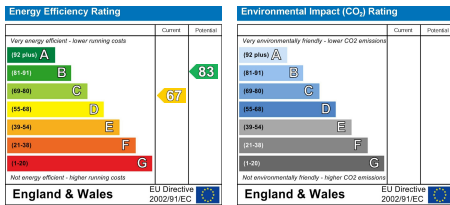
GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 2099 sq.ft. (195.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Ingatstone
Council tax band: E
Post Code: CM4 0QW

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

