



Keith  
Ashton *Signature Homes*

Exclusively for the Promotion of Premium Properties



## "WOOLMONGERS" WOOLMONGERS LANE

Ingatstone, CM4 0JX

Offers In Excess Of £1,400,000

Sitting on a substantial plot of approximately 3.14 acres and benefitting from equestrian facilities is this impressive five bedroom, five reception room, family home. "Woolmongers" has been owned by the same family for nearly 40 years and can be dated back to 1700. This imposing property retains a number of its original features including beams to many rooms and two large open fireplaces. There are paddocks and stables to the rear of the garden and other outbuildings which make it ideal for the equestrian lover with far reaching panoramic views across open countryside.

- FIVE BEDROOM DETACHED HOME
- FIVE RECEPTION ROOMS
- EQUESTRIAN USE
- Paddock AND STABLES
- 3.14 ACRES
- EN SUITE TO MASTER BEDROOM
- DETACHED GARAGES
- GATED ENTRANCE



## Description

This beautifully presented property is full of character and charm, with a wealth of original features complemented by the contemporary styling in some of the rooms. The ground floor accommodation comprises of two separate entrance halls with the first giving access to the upper floor, along with taking you into both the dining room and the lounge, lovely areas with feature exposed brick fireplaces in both. with the former believed to be part of the original dwelling dating back to 1700, plus the beams once more overhead and to the walls to complement. There is the added benefit of two further reception rooms, a sitting room and a family room, so plenty of places to escape the family should you wish, or to entertain altogether on those special occasions. The second hall area gives access to a potentially self-contained single storey accommodation, including the ground floor shower room, and a further door leads onward to the garden room, a bright space overlooking and leading to the rear gardens, an ideal place to relax. Both entrance halls have access to the spacious kitchen, a modern area with plenty of storage cupboards at both base and eye level, plus additional pantry style units, with lots of space to prepare your meals on the contrasting worktops, and with some integrated appliances, along with space for additional appliances should you so need, with the feature beams finishing the room off nicely. To the first floor there is lots of storage space in all the rooms, a family bathroom, plus four double bedrooms, the main bedroom having its own ensuite shower room, a stunning modern designed room with walk in shower, and attractive tiling to walls and floor. Externally this lovely property is surrounded by fields and countryside, with beautiful gardens set in mature lawns, with many trees and shrubs, post and rail fencing, plus various outbuildings including three detached garages. Furthermore, for the equestrian enthusiast the property benefits from its own paddocks and stables.





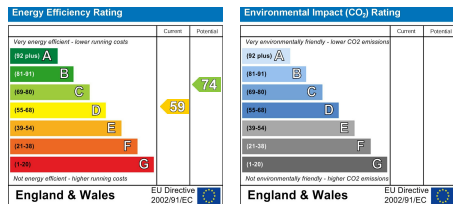


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TOTAL FLOOR AREA : 3879 sq.ft. (360.4 sq.m.) approx.

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: Ingatstone  
Council tax band: G  
Post Code: CM4 0JX

**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](http://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](http://www.keithashton.co.uk)

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**OPENING HOURS:**  
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