



Keith  
Ashton

Chelmsford Road, Blackmore  
Ingatstone



## ROWAN COTTAGE CHELMSFORD ROAD

Blackmore Ingatestone, CM4 0SD

Guide Price £1,150,000

With a semi-rural position and sitting on a fabulous plot of over half an acre (0.62 stls) with views over open farmland to the rear is this substantial four, double bedroom, detached family home boasting a total floor area of 3430 sq.ft. Excellent off-street parking is provided by way of a large 'in' and 'out' driveway and an integral garage, and further benefits from a garage/workshop complex with vehicular access, tucked away neatly in the bottom corner of the lovely South Facing rear garden. Whilst being in a semi-rural location the property is within close proximity to the desirable Blackmore Village with its pubs, tearoom, primary school and picturesque village green. Additionally, High Street shopping and alternative schooling is available in Ongar and Brentwood Town Centres, plus mainline stations in Ingatestone, Brentwood, Shenfield and Chelmsford, all accessible within a short drive.

FOUR DOUBLE BEDROOMS

0.62 ACRE PLOT

VIEWS TO FRONT & REAR OVER  
FARMLAND

LARGE DETACHED GARAGE WITH  
WORKSHOPS, LOFT ROOM & STORAGE

ADDITIONAL INTEGRAL GARAGE

TOTAL FLOOR AREA - 3430 SQ.FT

GROUND FLOOR CLOAKROOM

SEPARATE STUDY



A canopied front porch with Georgian leaded light front door gives access into a spacious I-shaped hallway with stairs rising to the first-floor level and a pedestrian door into the garage. There is a dual aspect living / dining room with beamed ceiling and windows to the side and front. The focal point of this room is a lovely redbrick fireplace with double door log burning stove. French doors to the rear of this room open into a beautiful family / garden room. The garden room enjoys beautiful views down the garden and over the farmland beyond, and there is a vaulted ceiling with roof lights and a high gloss tiled floor which continues through into the kitchen. There is access into the rear garden via French doors. Open plan to the family room is the kitchen / breakfast room; this room has been fitted in an extensive range of 'Country Style' wall and base units with stylish granite work surface over. There is space for a 'Range' style cooker with extractor above with ample space provided for further appliances in a separate utility room off the hallway. For those looking for a space to work from home, you will notice that the property has a separate study of good size, which is well-lit with windows to the side and rear. Furthermore, to this level there is a ground floor cloakroom with wash hand basin and close coupled w.c.

The first-floor landing offers doors to all rooms, and there is a spacious storage/airing cupboard along with loft access. The property has four double bedrooms, all are of good proportion. The two largest bedrooms have fitted wardrobes, and both have access to their own en-suite shower rooms. There is also a three-piece family bathroom which features panelled walls to half height, and includes a panelled bath with shower over, pedestal wash hand basin and a close coupled w.c.

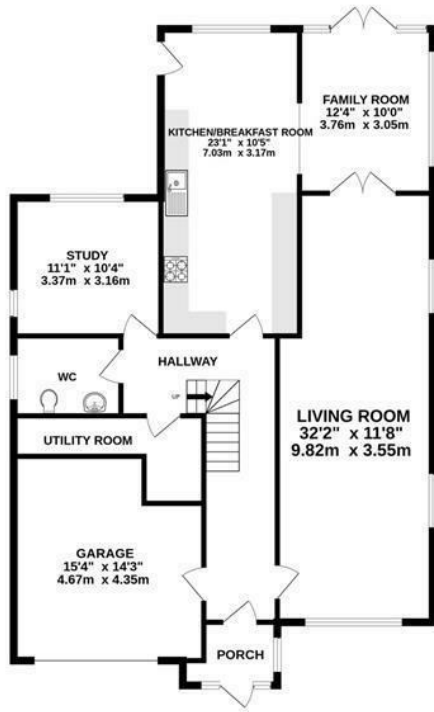
To the rear of the property there is a sizeable South Facing Garden which is predominantly laid to lawn and opens out at the bottom with stunning views over the farmland beyond. There is a summer house with a decked veranda, providing a lovely quiet spot to sit and enjoy the views that this home has to offer. Keen gardeners will notice that there are vegetable plots to one section of the garden which includes a greenhouse and separate potting shed. Tucked away to one corner of the garden and partially screened from view by trees is a garage/workshop complex, offering two large workshops with stairs from one of the workshops up to a boarded loft room with dormer windows. There is also two spacious storage rooms. The garage/workshop complex has power and light connected and there are double doors allowing for vehicular access into the main garage/workshop, with further double doors into both storage rooms. At the front of the property there is a large 'in' and 'out' block paved driveway, plus an integral garage, and along with the detached garage setup at the rear, this provides excellent off-street parking options. Viewers will note that overall, this lovely home sits on a plot of 0.62 acres (stls)



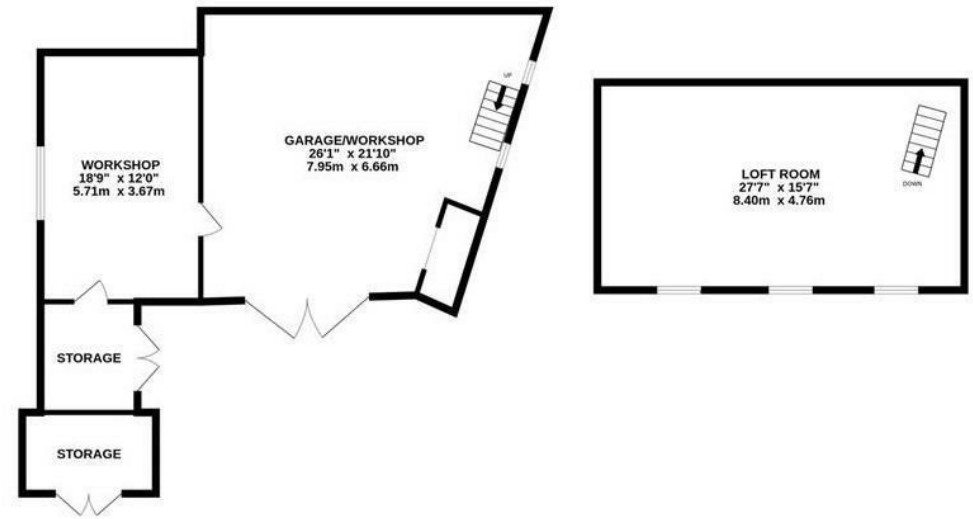
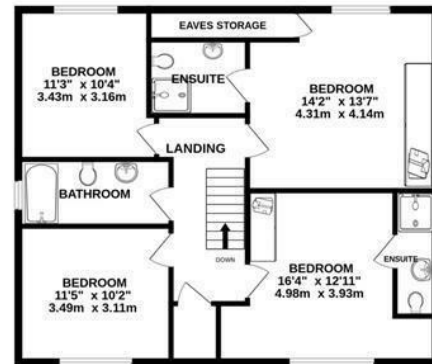


OUTBUILDING/WORKSHOP  
1269 sq.ft. (117.9 sq.m.) approx.

GROUND FLOOR  
1331 sq.ft. (123.7 sq.m.) approx.



1ST FLOOR  
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 3430 sq.ft. (318.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(B2 plus) A	
(81-91) B		(B1-B1) B	
(69-80) C		(B2-B1) C	
(55-68) D		(B3-B2) D	
(39-54) E		(D3-D4) E	
(21-38) F		(F1-F3) F	
(1-20) G		(G) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

SERVICES:  
Local Authority: Ingatstone  
Council tax band: F  
Post Code: CM4 0SD

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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