



**Keith
Ashton**

Orchard Piece, Blackmore
Ingatstone



66 ORCHARD PIECE

Blackmore Ingatstone, CM4 0RZ

Just a short walk from the centre of the picturesque village of Blackmore with its village pubs, shop and village green is this four-bedroom semi-detached family house with lounge, kitchen/diner, office, utility room, laundry room, ground floor wc, orangery and storage rooms. No onward chain.

£625,000

- POPULAR VILLAGE LOCATION
- ORANGERY

- FOUR BEDROOMS
- UTILITY ROOM

- LOUNGE
- LAUNDRY ROOM

- KITCHEN/DINER
- OFFICE



Description

Nestled within the tranquil confines of a secluded cul-de-sac within the highly sought-after Blackmore Village, stands this immaculately extended and enhanced four-bedroom semi-detached residence. Expertly redesigned, the property boasts a rear extension that graciously accommodates a spacious and inviting orangery and laundry room

Positioned just a leisurely stroll away from a plethora of local amenities, including recreational facilities, the esteemed Blackmore Primary School, and a selection of charming pubs and restaurants, this family abode is surrounded by picturesque countryside trails. Moreover, a mere 5-mile distance unveils the vibrant hub of Brentwood's bustling town centre offering an array of shopping delights and social venues, alongside swift access to London via the mainline railway station from both Brentwood and Shenfield.

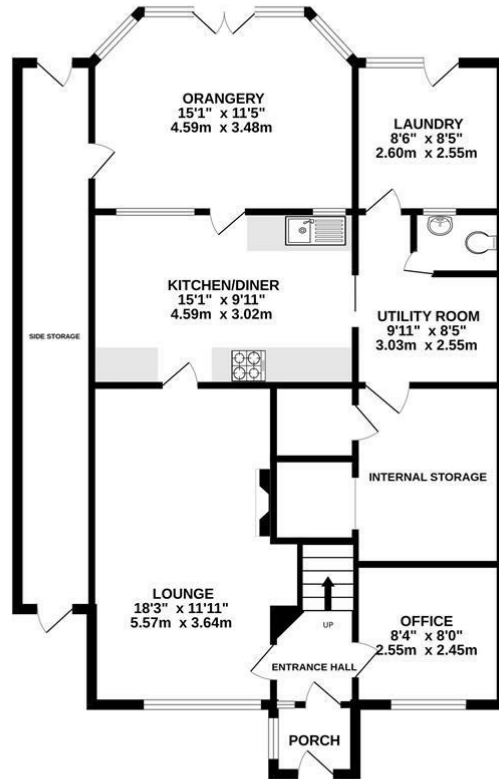
Welcoming visitors with a practical porch, providing both storage convenience and ample light, the entrance hall sets the tone for the home's elegance. Guests are greeted by two distinct spaces: a newly converted office boasting natural light and fitted fibre, and a generously proportioned lounge adorned with an electric fireplace and surround. Fitted oak glass display cabinet and separate display shelving. Beyond lies the heart of the home - a well-appointed kitchen/dining area, replete with cream Shaker style units with built-in eye level oven, dishwasher, fridge, gas hob with extractor fan over. The kitchen/diner benefits from natural light through two windows from the adjacent orangery, this space offers a seamless transition to the lush garden, accessible through a convenient side door leading to a substantial side store and French doors to rear garden. Adjacent to the kitchen is the utility room with wall and base units, room for appliances one and a half bowl sink, access to a large internal storage room and laundry area which is fully glazed with built-in cupboard, wall and base units, high level clothes drying rack. Glazed door to garden. There is also a cloak room off of the utility room with wc and sink.

Ascending to the first floor, a central landing grants passage to all four bedrooms, each boasting ample proportions and built-in storage to two rooms. The family shower room, adorned in a sleek white palette, features a double shower for added convenience. Completing the upper level, the fully boarded loft which can be accessed by a wooden fitted ladder. Contains solar panel inverter and central heating gas boiler. Offers extensive storage across two rooms.

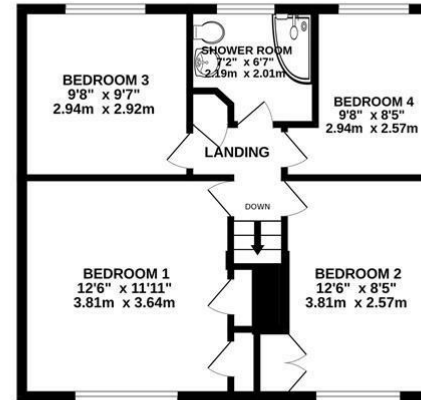
Outside, the low-maintenance rear garden beckons with a charming patio, perfect for outdoor dining and entertaining. Meandering pathways lead past a serene pond, through a lush lawn. There is a log cabin style workshop measuring 3.8m x 3.8m and a garden shed (2.4m x 3.3m) with rear gate, all enclosed by a secure rear gate. At the front, a sizable driveway, fitted with car charger, accommodates up to three vehicles, flanked by a mature garden, adding to the property's curb appeal. Additional benefits include a 3kw solar panel system and fitted full fibre.



GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1554 sq.ft. (144.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

SERVICES:

Local Authority: Ingatstone
Council tax band: E
Post code: CM4 0RZ

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

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

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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