



Keith  
Ashton

*Signature Homes*

Exclusively for the Promotion of Premium Properties



## CHURCH COTTAGE SHELOW ROAD

Willingale Ongar, CM5 0ST

Guide Price £1,100,000

We are delighted to bring to market this spacious family home offering around 2545 sq.ft of accommodation, which sits in a rural location on a good-sized plot of just under half an acre (stls) surrounded by panoramic countryside views. The property has been extended and is well-maintained throughout and includes four bedrooms, en-suite shower room, plus a family bath / shower room to the first floor, in addition to a large loft room. The ground floor layout consists of two reception rooms, study/sitting room, conservatory, cloakroom and kitchen. Excellent parking is provided by way of a double width garage and a sweeping 'in' and 'out' carriage driveway to the front. Conveniently located, being a short drive of around 6 miles to Ingatestone and Chelmsford mainline train stations and within 4.5 miles of well-regarded primary and secondary schools.

- EXTENDED FOUR BED DETACHED HOUSE
- TWO RECEPTION ROOMS
- RURAL LOCATION - PANORAMIC FIELD VIEWS
- STUDY / SITTING ROOM
- EN-SUITE SHOWER ROOM
- GROUND FLOOR CLOAKROOM
- LARGE LOFT ROOM
- GOOD-SIZED PLOT (JUST UNDER .5 ACRE - STLS)

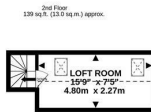
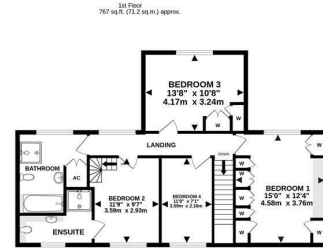
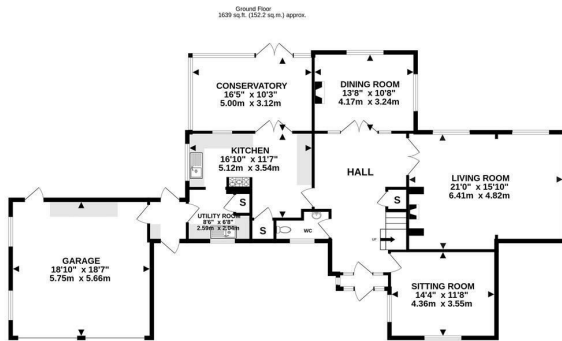
## Description

A bright and spacious entrance hall has stairs rising to the first floor and a ground floor cloakroom off to the left as you come in the front door. The property has two reception rooms, a large extended lounge and a separate dining room. There is also a study / sitting room for applicants looking to work from home. The kitchen is a great space, offering ample storage options and integrated appliances and there is also a separate utility room which links to the garage. Double doors from the kitchen open into a large conservatory which enjoys views over the rear garden.

Stairs from the hallway rise to the first-floor level where you will find four, well-proportioned and good-sized bedrooms. There is a main family bathroom which also includes a separate shower cubicle, and there is an en-suite shower room accessible from bedroom two. Viewers will note also that from bedroom two there is a small staircase which gives access to a large loft room which has been carpeted and has two 'Velux' roof lights. This space has excellent potential for complete conversion, subject to the usual consents.

Overall, the property sits on a plot of just under half an acre, with a mature garden to the rear and a sweeping 'in' and 'out' driveway to the front. There is also a double width garage, providing excellent parking options.

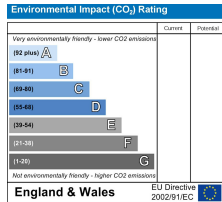
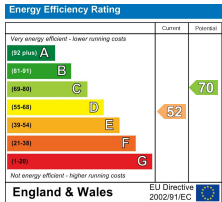




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TOTAL FLOOR AREA : 2545 sq.ft. (236.4 sq.m.) approx.

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: Ongar  
Council tax band: G  
Post Code: CM5 0ST

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

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