



Keith
Ashton
Signature Homes
01277 375757
FOR SALE

Keith
Ashton *Signature Homes*

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263 NINE ASHES ROAD

Nine Ashes Ingatestone, CM4 0LA

Guide Price £1,100,000

Located on the outskirts of Blackmore village, along the coveted Nine Ashes Road stands this impressive detached, GDII listed, character cottage which can be dated back to the early 1700's. Sitting on good-sized plot, Walnut Tree Cottage is a fabulous modern home set over three levels, which has been beautifully refurbished and yet still retains some of the wonderful original character features, including exposed beams to the walls and ceilings and red brick fireplaces with exposed brick chimney breast which rises through the centre of the property. There is accommodation of around 2583 sq.ft which includes four bedrooms, two shower rooms and a bathroom, three receptions and a large kitchen/family room. There is excellent parking provided, by way of a spacious 'in' and 'out' carriage driveway, in addition to a large, detached garage, whilst to the rear a well-tended garden which includes a detached outbuilding, enjoys a pleasant outlook with field views beyond. Coming to the market with no onward chain, we urge interested parties to view at their earliest convenience.

- 4/5 BEDROOM DETACHED HOUSE
- GDII LISTED - DATING BACK TO EARLY 1700'S
- NO ONWARD CHAIN
- LARGE KITCHEN / FAMILY ROOM 35'4"
- 2 X SHOWER ROOMS, PLUS BATHROOM
- LARGE PLOT WITH PLEASANT OUTLOOK TO REAR
- EXCELLENT OFF STREET PARKING, PLUS SPACIOUS GARAGE
- OUTBUILDING WITH POWER & LIGHT CONNECTED

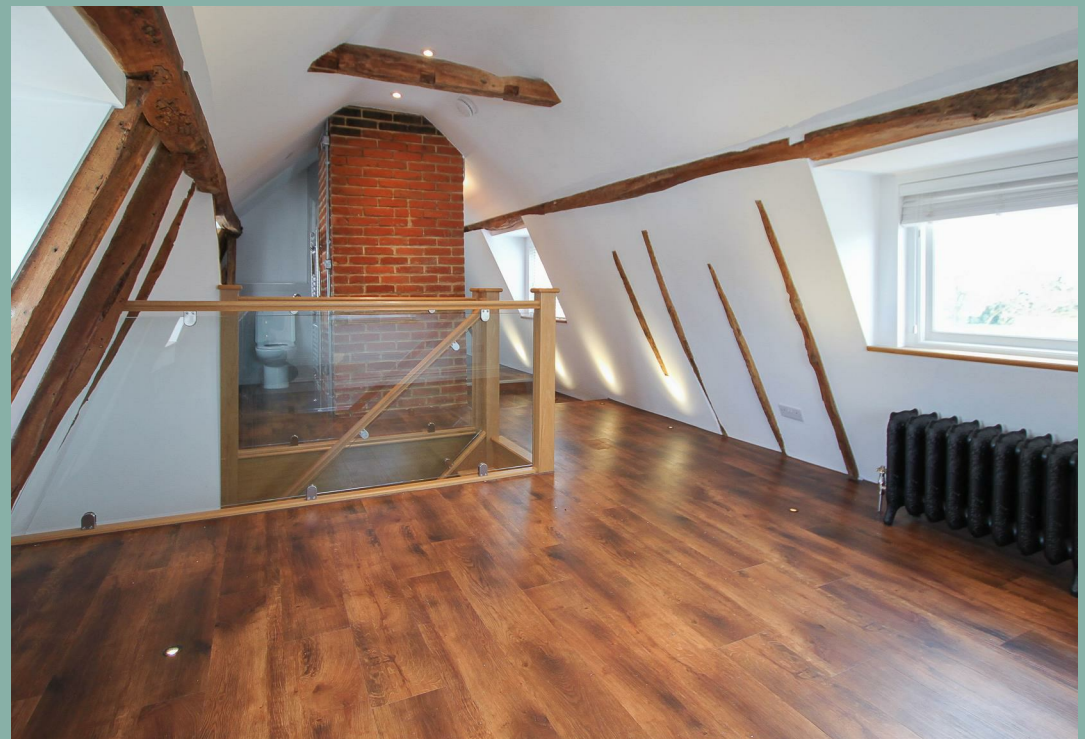


A central canopied porch with oak front door opens into the two ground floor reception rooms, both rooms are of a good-size and are divided by an original red-brick fireplace which has been fitted with a wood burning stove, with inset wooden beam over. The exposed red brick chimney provides a unique character feature extending through each level of this lovely home. There are large, modern floor tiles which are laid to the whole of the ground floor. To the rear of the property, with wonderful views of the garden via two sets of bi-folding doors, is a modern kitchen/family room. This is a beautiful space providing ample space for dining and relaxing, and there is an oak staircase rising to the first-floor level with glass balustrade. At one end you will find a beautifully crafted kitchen with dark grey base units and contrasting, light grey wall units which provide excellent storage, and there is also an integrated oven and hob with extractor above with space for additional appliances. From the kitchen you have access into a further reception room which has potential to be used as a fifth bedroom, from this room you also have access into a modern ground floor shower room, a utility room and access into the rear garden. The layout to this part of the ground floor means that it has potential for an annexe type set up if required.

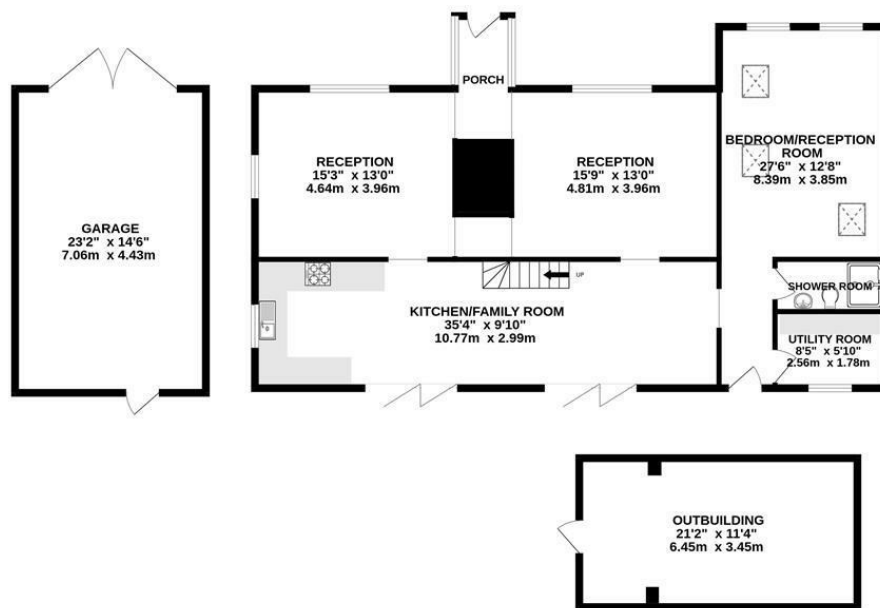
Rising to the first-floor level an I-shaped landing has doors into two of the bedrooms and into the bathroom. On the landing you will see a continuation of the stunning red brick fireplace with exposed brick chimney. Both bedrooms are of good-size and proportion and have ample space for any bedroom furniture. The bathroom is fully tiled and includes a tile panelled bath with shower over, wash hand basin set into a modern unit and a w.c. There is a further oak staircase with glass balustrade which rises to the second-floor level where you will find the remaining two bedrooms and a shower room with shower cubicle, wash hand basin and w.c. The bedrooms on the second-floor level have windows to the front and rear which provide wonderful views of the garden and of the fields beyond. Viewers will note that there are original wooden beams to the walls and ceilings which can be found on all three levels of this lovely home.

Externally, the property sits on a good-sized and well-maintained plot. To the rear you will find a large garden which commences with a paved patio with low brick retaining wall. There is a step up to a neat lawn with timber panelled fences to the side and a post and rail fence to the rear, allowing you to make the most of the beautiful outlook this home has to offer. At the bottom of the garden there is a large outbuilding with power and light connected which has excellent potential for a workshop, gym or games room. Walnut Tree Cottage is set well-back from the road and has excellent parking by way of an 'in' and 'out' carriage driveway which also provides access to a large, detached garage with barn style doors and pedestrian access into the rear garden.

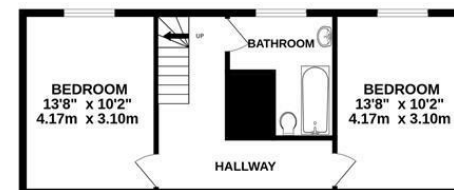




GROUND FLOOR
1730 sq.ft. (160.8 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

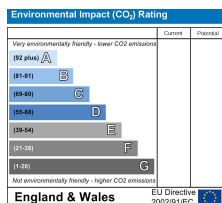
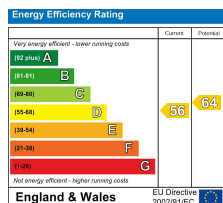


2ND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 2583 sq.ft. (239.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Ingatstone
Council tax band: G
Post Code: CM4 0LA

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

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OPENING HOURS:

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

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