



Brentwood Road, Ingrave

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Ingrave

Offers in Excess of £800,000

Charming cottage built in the late 1890's which has been sympathetically extended and modernised throughout whilst retaining many features of the original building situated in a secluded yet convenient part of the sought after Ingrave village area. Charming interior providing modern and comfortable living with a large lounge leading to a family room/study overlooking the south west facing garden. The superb kitchen includes integrated appliances, separate dining room, laundry and ground floor cloakroom. Upstairs there are four bedrooms with dressing area and en-suite to the master and a luxurious family bathroom. Externally, as mentioned the south facing garden is laid to lawn which in turn gives access to a private,



shingled parking area which is accessed via double gates from Brentwood Road. A charming courtyard garden to the rear is paved and decked and provides access to the cabin and storage room with gated access to the private shingled pathway leading to Middle Road. The property also benefits from Heritage aluminium windows. Ingrave is within 2.5 miles of Brentwood station with local primary school and catchment of St Martins School, subject to acceptance. EPC C.

Entrance Porch

Open storm porch with pitched roof and oak beam supports, tiled floor and part glazed hard wood entrance door to;

Lobby

Attractive black and white tiled floor, radiator, door to kitchen and door to;

Cloakroom

Close coupled wc, vanity wash hand basin set on wooden plinth with storage below.

Kitchen 20' 5" x 10' 1" (6.22m x 3.07m)

Spacious and superbly fitted with a wide range of cream panelled base, wall and drawer units with attractive quartz work surfaces and upstand. Dual fuel Rangemaster six ring cooker with extractor cooker hood above, and marble effect splash back. American style fridge freezer, Neff integrated dishwasher, large island unit with further storage and space for stools, butler sink with mixer tap. Underfloor heating. Original cottage style door opens to stairs to first floor. Opens to;

Dining Room 19' 0" x 12' 0" > 9' (5.79m x 3.65m)

Spacious room with sliding aluminium doors overlooking the deck and rear garden, bespoke unit to one wall with shelving and storage space. Underfloor heating. Multi pane door to;

Laundry Room

Storage and space for appliances.

Lounge 18' 2" x 11' 9" (5.53m x 3.58m)

Accessed via the kitchen. Feature painted wood fire surround with stone hearth and fitted wood burner. Door to understairs storage with wall mounted Worcester combination gas central heating boiler. Picture rail and shelving in recess, windows to front and side, double doors to;

Family/Study

An attractive room, bringing together the original cottage with brick facing wall and heritage aluminium French doors, overlooking the garden. Part vaulted ceiling with skylight windows and fitted blinds. Oak desk top with feature shelves above, low level spotlights, engineered oak floor.

First Floor Landing

L shaped with doors to bedrooms, original panelling on stairwell with fitted storage cupboard. Two loft accesses, one with fitted loft ladder, window to side.





Bedroom One 16' 6" > 14' 3" x 13' 5" > 9' 3" (5.03m x 4.09m)

Charming room with window overlooking the rear garden, radiator, spot lights to ceiling, built in cupboard with pressurised water system. Open to;

Dressing Area

Fitted with hanging rails, drawers and shelving. Door to;

En-suite Shower Room

Close coupled WC, vanity sink with mixer tap and storage below, tiled shower with glazed door, fixed rainwater shower head, and separate shower attachment. Tiled floor, mirror storage cabinet, extractor fan and low level spot lights to ceiling.

Bedroom Two 12' 4" x 7' 9" (3.76m x 2.36m)

Original sash window to front, radiator, built in storage including hanging rail and shelving.

Bedroom Three 9' 2" x 8' 10" (2.79m x 2.69m)

Sash window to front, radiator, hanging rail to storage cupboards, and fitted book shelf.

Bedroom Four 9' 2" x 7' 9" (2.79m x 2.36m)

Window to rear, radiator.

Bathroom

Close coupled WC, pedestal wash hand basin, tiled surround bath with fixed rainwater shower head, chrome towel warmer, tiled floor with underfloor heating, obscure window to side.

Externally

Double electric gates lead to shingled parking area with mature shrubs and pathway leading to front of property. Large lawned area with wooden open pergola and fitted light/heater. Slate style patio area and continuation of shingled pathway approached via wooden feature archway, shed to remain and open to;

Rear Garden

Raised deck with steps to lawned areas with central path leading to a cabin/gym. The remainder of the garden is attractive with shrubs and tree borders.

Cabin/Gym 22' 0" x 12' 9" max > 7' 4" (6.70m x 3.88m)

A superb multi purpose addition to the property, currently used as a gym, laminate flooring, windows to front, wall mounted TV point, and broadband is currently connected. Sliding door to;

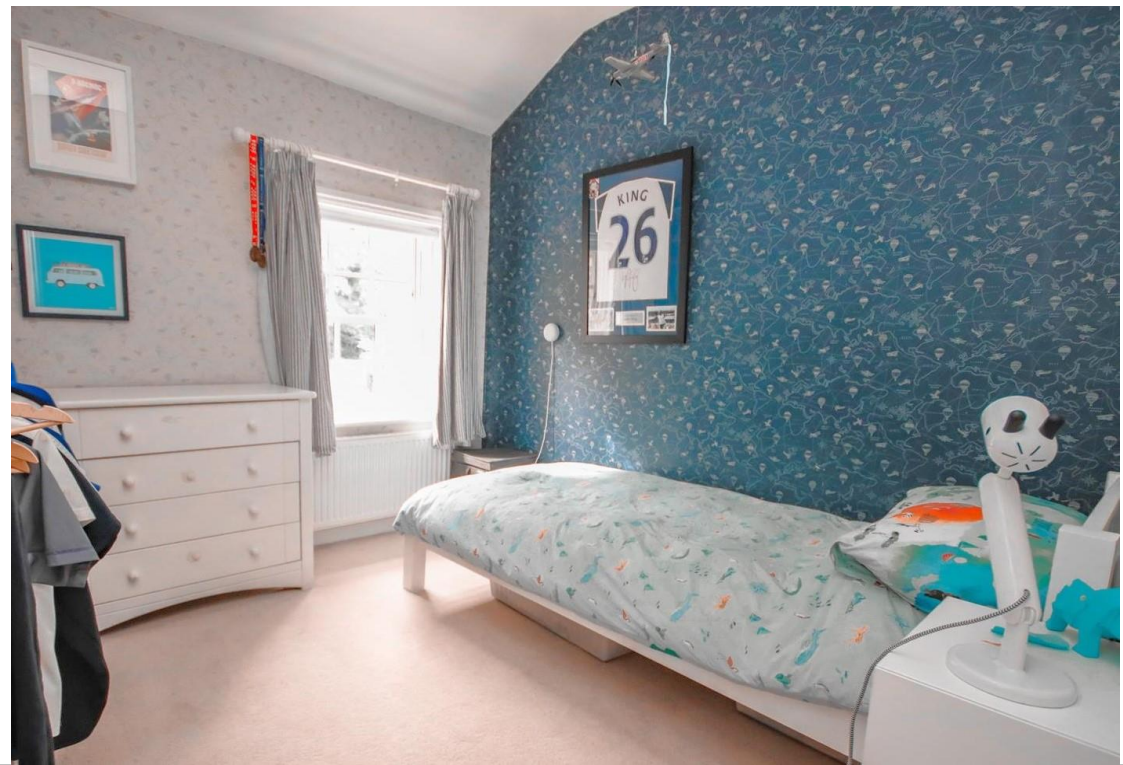
Storage 8' 5" max x 7' 5" max (2.56m x 2.26m)

Storage shed with fitted shelving and storage to remain.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	84
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Council Tax Band E

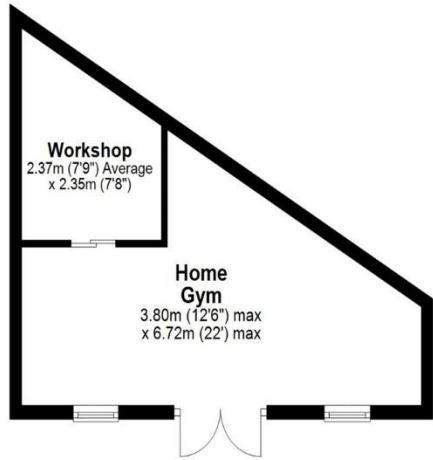
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Shenfield
Essex CM15 8NL

01277 225191

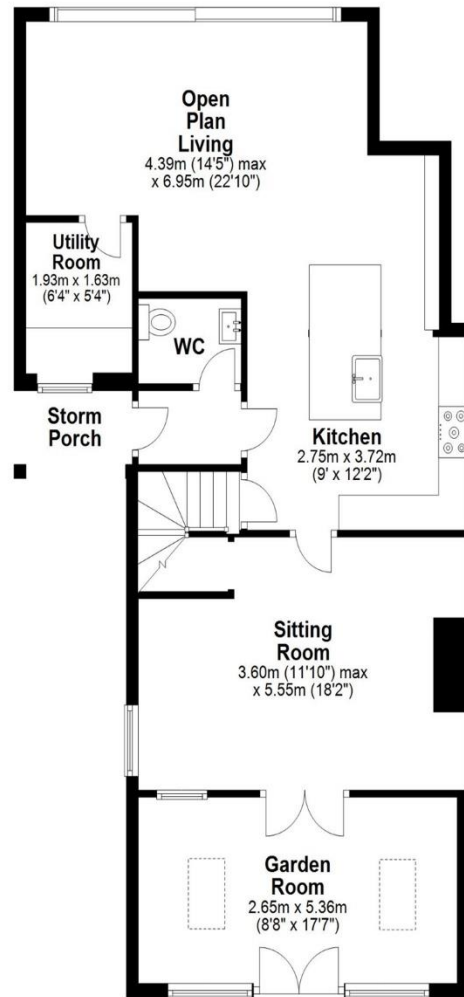
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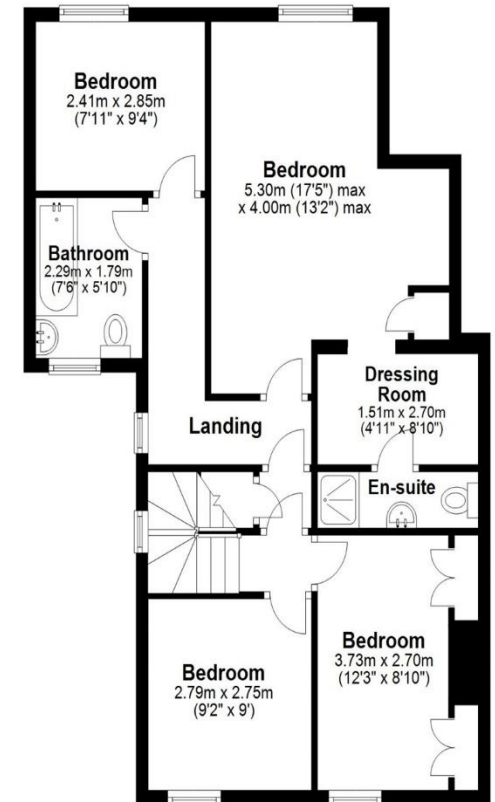
Outbuilding



Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA
141 SQ M (1510 SQ FT)
OUTBUILDING 29 SQ M (310 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes
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