

23 Birch Lane, Stock, Ingatestone CM4 9NA
Guide Price £1,250,000



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****SALE AGREED BY ASHTON WHITE**** This well-presented seven-bedroom detached family home, is located at the end of a private drive (serving just one other property) near Stock Village Green, offering a rare blend of privacy, luxury, and versatility. Set against uninterrupted farmland views, this is a home not to be missed.

The ground floor is thoughtfully designed for family living and entertaining, centered around an impressive reception hall and galleried landing. Of particular note is the impressive kitchen/breakfast/family room with high-quality cabinetry, a central island, and garden-facing double doors. Additional highlights include a large dining room, a home office, utility room, and a sitting room with a wood-burning stove.

The first floor boasts a principal bedroom suite featuring a dressing room and en-suite, two more en-suite bedrooms, and four additional double bedrooms serviced by a family bathroom, Jack-and-Jill shower room, and cloakroom.

Outside, the property offers a driveway which provides off road parking and the detached double garage. To the rear and side are the main gardens, commencing with a large paved patio, heated pool plus a detached bar/games room, and lush lawned areas, all surrounded by mature borders. This home presents a unique opportunity for personalization while already delivering luxury and practicality.





SITTING ROOM
19'7 x 18'10 (5.97m x 5.74m)

KITCHEN/BREAKFAST/FAMILY ROOM
23'11 x 19'2 (7.29m x 5.84m)

DINING ROOM



STUDY
12 x 9'11 (3.66m x 3.02m)

UTILITY ROOM
13'3 x 9'9 max (4.04m x 2.97m max)

PRINCIPAL BEDROOM SUITE
25'10 x 15'9 (7.87m x 4.80m)

BEDROOM TWO WITH EN-SUITE
19'3 x 10'1 (5.87m x 3.07m)

BEDROOM THREE
14'11 x 11'11 (4.55m x 3.63m)

BEDROOM FOUR WITH EN-SUITE
14'1 x 10'8 (4.29m x 3.25m)



BEDROOM FIVE
13'6 x 9'1 (4.11m x 2.77m)

BEDROOM SIX
10'11 x 8'11 (3.33m x 2.72m)

BEDROOM SEVEN
10'7 x 7'10 (3.23m x 2.39m)

FAMILY BATHROOM

BAR/GAMES ROOM
12'2 x 12'2 (3.71m x 3.71m)



SWIMMING POOL
28 x 14 (8.53m x 4.27m)

GARAGE
19 x 16 (5.79m x 4.88m)

Birch Lane, Stock, Ingatestone, CM4

Approximate Area = 3550 sq ft / 330 sq m (includes garage)

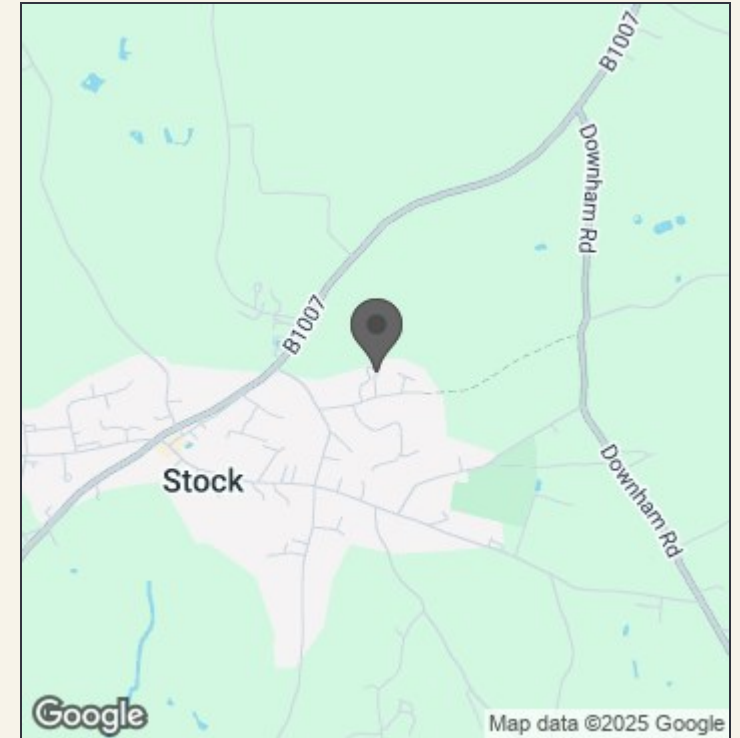
Outbuildings = 181 sq ft / 17 sq m

Total = 3731 sq ft / 347 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Walkers Village & Country Homes. REF: 913066



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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