



Ingrave Hall Middle Road
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MEACOCK & JONES

106 Hutton Road, Shenfield, Essex, CM15 8NB

Tel: 01277 218485

Email: enquiries@meacockjones.co.uk

Web: www.meacockandjones.co.uk

MEACOCK & JONES

A delightful early Victorian country house, elegantly presented and beautifully maintained. Panoramic open countryside views extend beyond the glorious surrounding 7.85 acre gardens that incorporate multiple outbuildings, leisure and equestrian facilities. An exceptionally rare harmony of country living within a commuter belt.

Offers over £3,000,000



A painted oak panelled front door with glazed inserts opens to:

ENTRANCE HALL/CELLAR

A most pleasant entrance into this appealing family home. Tall 9' ceilings very much add to an impression of space throughout. Spotlights and coved cornice to ceiling. Feature period style radiator. A door opens to the cellar which offers a fantastic place to store wine, and could very much be used for a multitude of alternative purposes. A staircase rises to the first floor landing.

CLOAKROOM

A spacious cloakroom containing a back to wall WC with concealed cistern. Wash hand basin with mixer tap. Obscure glazed window to the rear elevation. A cupboard opens to useful cloaks storage fitted with hanging rail and cupboard above.

DRAWING ROOM 29'7 x 15'9 (9.02m x 4.80m)

A splendid room of grand proportions. Two sets of French doors open to the south orangery. A feature oak herringbone floor runs throughout. Ornate coved cornice to ceiling. Three period style radiators. Sash window to the front elevation. Two wall light points. A central feature is an ornate wooden carved fireplace with contrasting granite hearth. Running along an entire wall are a bespoke range of cabinetry incorporating an extensive drinks cabinet with bookshelf and useful storage.

SOUTH ORANGERY 25'5 x 14'4 (7.75m x 4.37m)

A fantastic addition to this period property with splendid views of the gardens and surrounding farmland. Doors open to a terrace which leads to the swimming pool and barbecue area. Stone effect tiled floor with underfloor heating. Both the orangeries within this property were constructed by Trustwood Joinery.

SNUG 15' x 14'2 (4.57m x 4.32m)

An attractive informal reception room situated at the front of the property with dual aspect shuttered double glazed sash windows. Ornate coved cornice and spotlights to ceiling. A chimney breast is currently closed to create alcoves to either side, though this could quite easily be opened up to create a fireplace, if desired.

KITCHEN/BREAKFAST ROOM 26'9 x 15'1 (8.15m x 4.60m)

A large, bright and spacious kitchen/breakfast room comprehensively fitted with a range of light coloured painted Shaker-style units that comprise base cupboards, drawers and matching wall cabinets with contrasting dark granite worktop. A four oven Aga with a decorative tiled splashback. To the centre of the kitchen is a large island unit finished in maple with matching dark granite top. This incorporates a one and half bowl composite granite sink unit with mixer tap. The island unit also includes a microwave oven and extensive storage. Integrated Miele dishwasher. The dining area is partially divided from the kitchen breakfast room and double glazed sash windows face the rear and side elevations. Spotlights and ornate coved cornice to ceiling. Four wall light points. Space for American style fridge/freezer. Door to walk-in pantry fitted with extensive shelving and automatic lighting. A tall cupboard conceals the meters and fuse box. French doors open to the:-

NORTH ORANGERY 25'6 x 14'2 (7.77m x 4.32m)

Double glazed windows provide panoramic vistas of the gardens that incorporate a cone shaped pond, arbour and paddocks beyond. Stone effect tiling to floor. Spotlights to ceiling. French doors open to the rear and side elevations. Underfloor heating.

UTILITY ROOM 10'9 x 6'2 (3.28m x 1.88m)

An excellent companion to the kitchen/breakfast room fitted with white gloss units. A contrasting wood block wood effect worktop incorporates a stainless steel

effect single drainer sink unit with mixer tap and tiled splashbacks fitted above. Terracotta tiling to floor. This area is illuminated by two effective light tubes. Spotlights to ceiling. Worcester Bosch boiler. Connecting door to the garden room.

LAUNDRY ROOM 6' x 5'6 (1.83m x 1.68m)

Accessed by a sheltered glass-covered walkway from the utility room. Comprising white gloss units with contrasting wood effect worktop which incorporates space and plumbing for domestic appliances below. Sink unit with mixer tap. Victorian style tiling to floor. Tiling to full ceiling height. Spotlights to ceiling. Extractor fan. Additional light is drawn from a light tube and a double glazed sash window faces the rear elevation.

GARDEN ROOM 23'3 x 15'4 (7.09m x 4.67m)

A delightful and very much enjoyed room from which double glazed bi-folding doors open to the southerly garden terrace, barbecue area and swimming pool beyond. Additional French doors face the rear elevation. The ceiling is partially vaulted. Two modern chandeliers complement the space and the spot lights within the alcoves and the LED up-lighting over both glass doors provide ambience. Stone style tiling to floor with underfloor heating. A central point is a feature log burner. This room connects back through to the drawing room.

FIRST FLOOR

The first floor landing is illuminated by a double glazed sash window to the front elevation. Mirroring the ground floor, an 8' ceiling height provides an impression of space throughout. Spotlights. Coved cornice to ceiling. An alcove incorporates book shelving with storage below. Doors open to:-

BEDROOM ONE 19' x 15'2 (5.79m x 4.62m)

A very large bedroom fitted with double glazed sash windows to the front and side elevations. The double glazed windows to the south westerly elevation offer

delightful views of miles of open countryside as far as the eye can see, towards Herongate and beyond, which actually get better still from the bedroom above. Coved cornice to ceiling. Radiator. Running along an entire wall are a range of built-in cupboards which provide extensive storage, hanging and shelving space. Additional built-in wardrobe. Door to:-

EN-SUITE BATHROOM 12'5 x 10'5 (3.78m x 3.18m)

A luxuriously appointed en suite fitted with a tiled shower enclosure with wall mounted controls and feature tiled border. A slipper shaped free standing Air-bath with floor mounted mixer tap and hand held shower attachment. Heritage vanity wash hand basin with a wooden top and cupboards below. Bidet. Closed coupled WC. Wood effect flooring. Spotlights and coved cornice to ceiling. Two wall light points. Double glazed sash window to the southerly elevation. Radiator.

BEDROOM TWO 15'1 x 12'3 (4.60m x 3.73m)

A most pleasant dual aspect bedroom fitted with double glazed sash windows to the front and side elevations. Radiator. Coved cornice to ceiling. Two built-in wardrobes fitted with hanging rail, shelving and cupboards fitted above.

BEDROOM THREE 14'8 x 12'5 (4.47m x 3.78m)

A very generous double bedroom fitted with a double glazed sash window that faces the side elevation, overlooking the paddocks. Three built-in wardrobes with cupboards fitted above. Integrated shelving. Coved cornice to ceiling. Door to:-

ANNEXE ACCOMMODATION/BEDROOM 14'7 x 11'1 (4.45m x 3.38m)

This area can be separated entirely from the property and accessed via an aluminium Victorian style external staircase, enabling a number of uses such as independent accommodation for older children, au pairs or visiting friends. It comprises a bedroom area, kitchenette and shower room. The bedroom is double

aspect, fitted with a double glazed sash window to the side elevation overlooking the paddocks and another to the rear. Spotlights and coved cornice to ceiling. The bedroom area is open to the kitchenette which incorporates a stainless effect single drainer sink unit with mixer tap and tiled splashbacks. Built-in cupboards above, adjacent and below provide useful storage and space for refrigerator. Radiator.

SHOWER ROOM

Containing a tiled shower enclosure with wall mounted controls. Close coupled WC with wooden seat. Wall mounted wash hand basin with tiled splashbacks. Radiator. Spotlights to ceiling. Extractor fan. Partially tiled walls. Double glazed sash windows to the side elevation.

FAMILY BATHROOM 12'2 x 10'6 (3.71m x 3.20m)

Tastefully appointed with a tile enclosed bath with wall mounted shower attachment and bi-folding shower screen. Close coupled WC. Pedestal wash hand basin. The walls are wood panelled with a tile border above. Radiator. Double glazed sash window to the rear aspect. A pair of double doors open to a built-in airing cupboard that incorporates the hot water cylinder with slatted shelving adjacent and above. A built-in cupboard provides useful storage.

SECOND FLOOR GALLERIED LANDING

The landing draws light from a double glazed window to the rear aspect. The views from this floor are exceptional and it is worth noting that no other property can be seen from any window in this house.

BEDROOM 15'9 x 10'5 (4.80m x 3.18m)

All bedrooms on the second floor level can quite comfortably accommodate a double bed. Double glazed sash window to the side elevation provide elevated views of the surrounding gardens and paddocks. Radiator. A built-in cupboard provides useful storage.

BEDROOM 15'9 x 10'5 (4.80m x 3.18m)

Double glazed sash window to the south westerly elevation provide, in our opinion, the finest of all elevated views of the surrounding countryside from within this home. Radiator. Built-in cupboards provide hanging and shelving space. Doors to practical eaves storage.

BEDROOM 14'3 x 8'9 (4.34m x 2.67m)

A double glazed sash window to the rear aspect overlooks the secret enclosed garden, just beyond a trellis enclosed by a grape vine that is just beginning to mature. Additional light is drawn from a double glazed Velux window to the side. Radiator. Doors open to useful eaves storage fitted with shelving.

SHOWER ROOM 11'1 x 8'8 (3.38m x 2.64m)

Comprehensively appointed with a walk-in wet room style tiled shower area with wall mounted controls and hand held shower attachment. Vanity wash hand basin with mixer tap and cupboards below. Bidet. Close coupled WC. Urinal. Tiling to floor and walls with feature decorative border. Double glazed Velux window to side elevation. Doors to eaves storage fitted with light. Radiator.

OUTSIDE

The property is situated within grounds that extend to approximately 7.85 acres and approached via a most impressive 80 metre driveway that leads to a spacious parking area that encircles a lawned island. To the southerly elevation, a sun terrace leads to barbecue area and an outside heated swimming pool that is enclosed by mature clipped box hedgerow. This area also incorporates two outbuildings that provide a fitness and shower room, enabling a magnificent environment for summer entertaining. The majority of the grounds are set as parkland and paddocks, though could be adapted to suit a variety of needs. The formal lawns that surround the house are interspersed with a varied assortment of mature flower beds and ancient trees. Beyond the boundaries are miles of open countryside that offer

exquisite panoramic views from all elevations of the property. These are intersected by multiple bridleways and footpaths.

A wisteria clad verandah opens to a spacious games room that has internal dimensions of 12m x 7.8m.

This most versatile space could also offer a substantial fitness suite or perhaps annexe accommodation, subject to the usual planning consents.

A well stocked and enclosed vegetable patch is surrounded by mature fruit trees and a cone shaped pond with a nearby arbour provide appealing focal points. A secret garden to the east creates a private oasis and lovely spot for al fresco dining.

The six car garage incorporates two workshops and the adjacent range of sheds provide an abundance of practical storage.

The equestrian facilities are exemplary. A flood lit 60m x 25m Charles Britton all year round rubber and sand riding arena is an attractive feature. The Essex barn is most substantial, and could, subject to local authority approval, provide an additional dwelling. It presently offers three large stables, each with rubber flooring, automatic waterers and front to back opening top doors. These open to an adjacent sheltered yard that provides stabling for three ponies and secure tack and feed room with the benefit of useful, spacious storage. These are all complemented by a Claydon five horse walker and winter 'sand' paddock. As previously mentioned, bridleways surround the property across countryside that extends to Herongate, Hutton, Billericay and beyond.

SERVICES

Mains water, electricity drainage. Oil-fired central heating. Fibre broadband is accessible from within the grounds.

AGENT'S NOTE

The property was underpinned 30 years ago in 1992, before the current owners moved in, which was in 1997. Since then, there has been no evidence of any further movement.



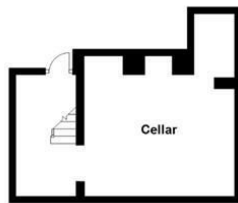


APPROX INTERNAL FLOOR AREA
429 SQ M 4618 SQ FT

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This plan is for layout guidance only and is **NOT TO SCALE**.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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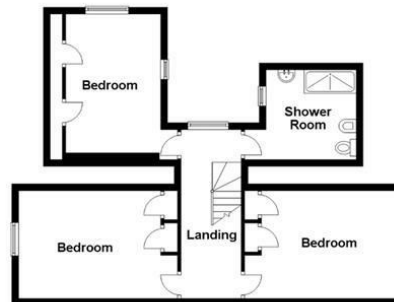
Basement



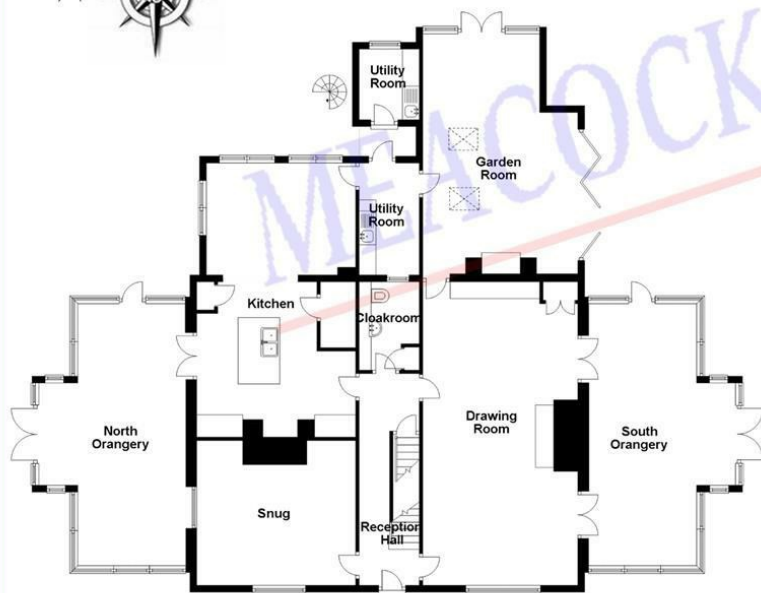
First Floor



Second Floor



Ground Floor



Energy Efficiency Rating

| Very energy efficient - lower running costs | Current | Potential |
|---|-------------------------|-----------|
| (92 plus) 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
|---|-------------------------|-----------|
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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