

# DURDEN & HUNT

INTERNATIONAL



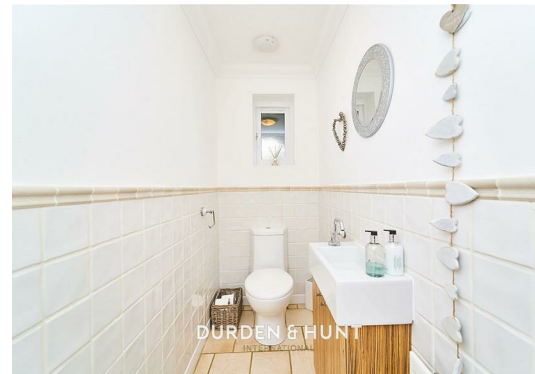
## Ashlyns Lane, Ongar CM5

Offers In Excess Of £1,250,000

- Detached Home
- Good Sized Living Room
- Three Additional Double Sized Bedrooms, Two With Fitted Wardrobes And One With En Suite
- Secure Gated Parking
- Dining Room
- Downstairs WC And Cloak Room
- Detached Annexe, Office, Double Garage And Gym
- Spacious Kitchen With Separate Utility Space
- Master Bedroom With En Suite And Walk In Wardrobe
- Planning Permission

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Durden and Hunt welcome to the market this exceptional four bedroom detached home with a separate annexe set in the countryside of Ongar.

Internally this immaculate property offers a spacious kitchen with separate utility room, dining area, good sized living room and downstairs WC.

Across the first floor you will find a master bedroom with en-suite and walk in wardrobes, followed by three additional double sized bedrooms, two with fitted wardrobes one with an en-suite.

The property further boasts a detached one-bedroom split level annexe. Previously a granary, this conversion has been done to the highest spec with a modern kitchen and living area, double sized bedroom and a shower room.

In the remaining grounds this property also consists of office space, which is ideal for anyone who works from home.

Externally this incredible home offers a double garage, gym, large garden plot surrounding the property and secure gated parking with spaces for multiple cars.

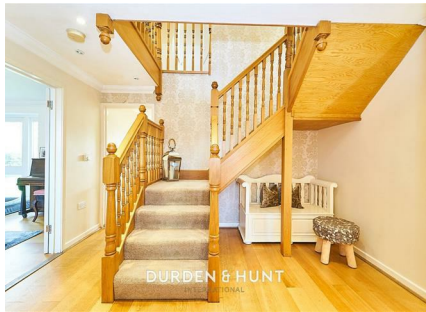
Ideally located close to local shops, schools and amenities as well as excellent transport links including A414, M11 and Epping tube station in the neighbouring town.

This property has planning permission for a single storey and double storey extension. (please see planning application number for further details - EPF/0717/20)

Tenure: Freehold  
Council Tax Band: G

Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.



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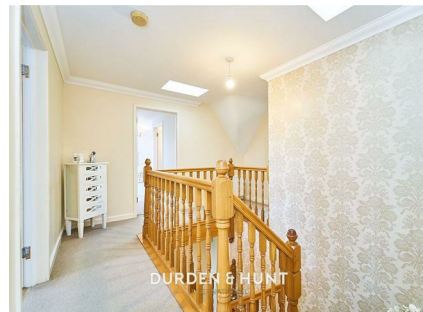
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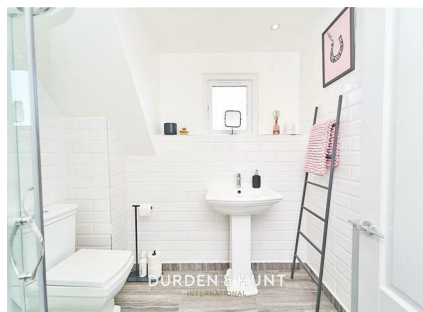
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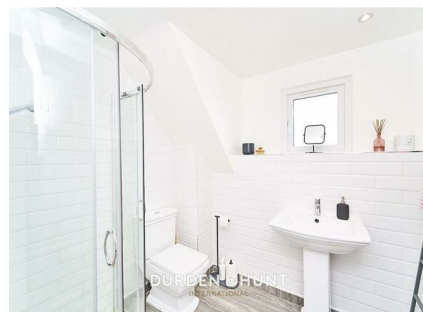
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**Farm Cottage**

Total area: approx 300.04 m<sup>2</sup> (3229.58 sq. feet) including outbuildings

**Ground Floor**

Total area: approx 87.36 sq. metres (940.28 sq. feet)



**1st Floor**

Total area: approx 92 sq. metres (990.3 sq. feet)



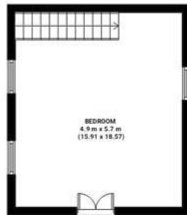
**Ground Floor**

Total area: approx 27.15 sq. metres (292.2 sq. feet)



**1st Floor**

Total area: approx 27.46 sq. metres (295.5 sq. feet)



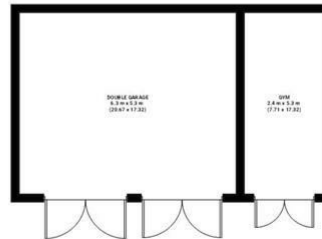
**Office**

Total area: approx 20.40 sq. metres (219.5 sq. feet)



**Gym & Garage**

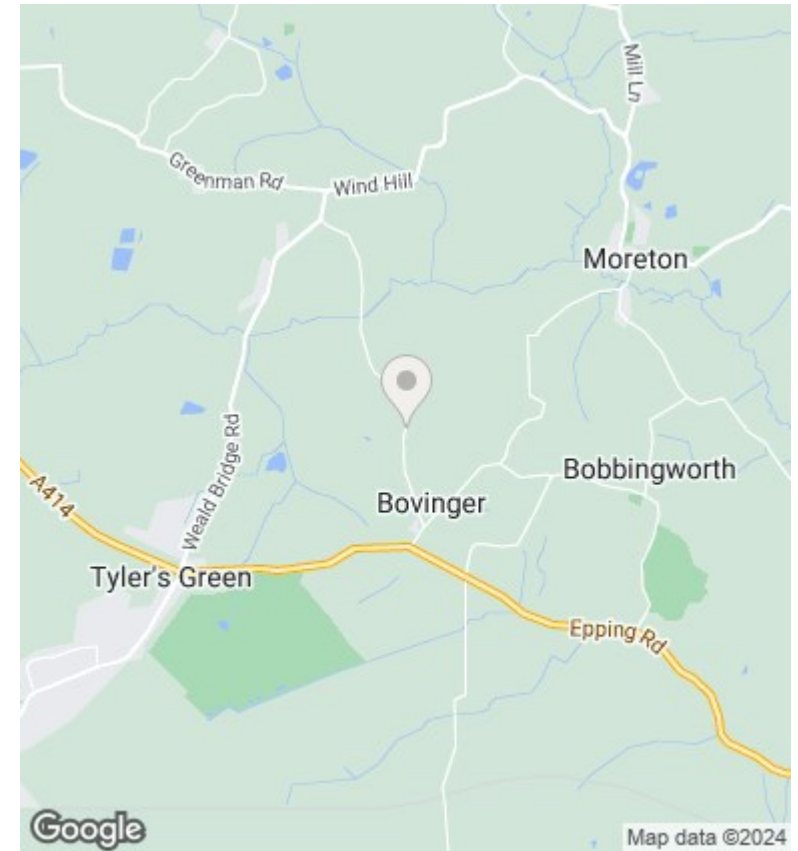
Total area: approx 45.67 sq. metres (491.5 sq. feet)



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

C



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	