



# ASH TREE GROVE

INGATESTONE







# A SECLUDED ESCAPE IN A LEAFY COUNTRYSIDE VILLAGE

Discover an exclusive, private and contemporary collection of just nine 4 bedroom homes comprised over 3 floors, offering style and space in a well-connected location. This outstanding development has been thoughtfully designed to offer residents the things that matter most.

Each home benefits from open-plan living spaces for entertaining friends and family, and the highest quality finishes throughout.

GATED  
ENTRANCE





# EXPERIENCE THE FINER THINGS IN LIFE

Nestled between the towns and villages of Chipping Ongar and Blackmore with Chelmsford to the East and Ingatestone and Brentwood to the South. Ash Tree Grove benefits from a secluded yet well-connected location.

Ash Tree Grove is ideally placed to enjoy the rural setting of Nine Ashes. The beautiful village of Blackmore is less than a mile away by public footpath and offers a Post Office, Co-op, cafe and selection of pubs. For the outdoor enthusiast, the village provides excellent scenic walks and cycle routes. All whilst still being well positioned for easy access to Central London from nearby train stations including Ingatestone, Shenfield and Brentwood offering fast and frequent services into London.

An excellent choice of local schools are also close by including Blackmore Primary School, Moulsham Secondary School, Ingatestone infant school and Larchwood Primary School.





## BY CAR

18 Minutes (2.3 miles)  
Chipping Ongar

16 Minutes (7.4 miles)  
Ingatestone Train Station

 School

 Supermarket / Market

 Hospital

 Overground Station

## BY RAIL

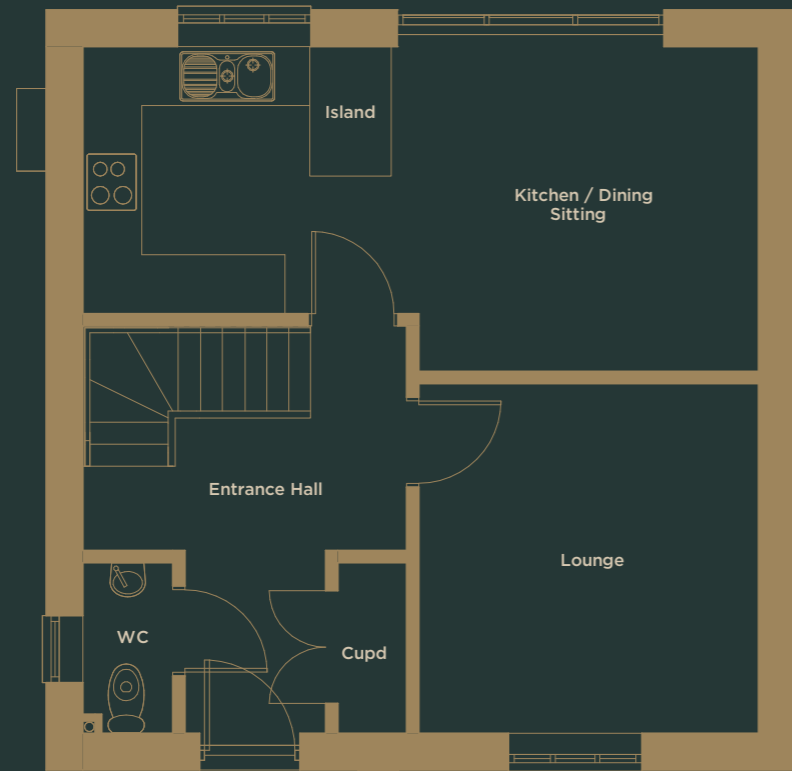
(via Ingatestone Train Station)

29 minutes  
Direct link to  
Liverpool Street Station

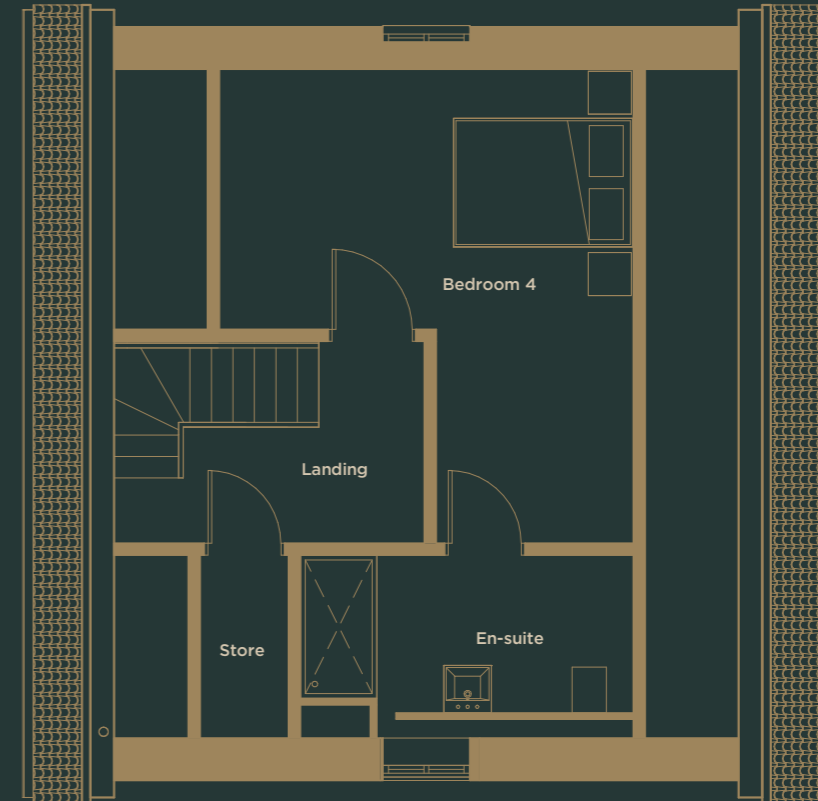


# PLOT 1 & 2

127m<sup>2</sup> / 1368ft<sup>2</sup>



GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

## GROUND FLOOR

Kitchen / Dining Sitting	22.6ft x 10.8ft	6.9m x 3.3m
Lounge	11.8ft x 11.5ft	3.6m x 3.5m

## FIRST FLOOR

Bedroom 1	13.8ft x 11.2ft	4.2m x 3.4m
Bedroom 2	11.2ft x 9.2ft	3.4m x 2.8m
Bedroom 3	11.2ft x 9.2ft	3.4m x 2.8m

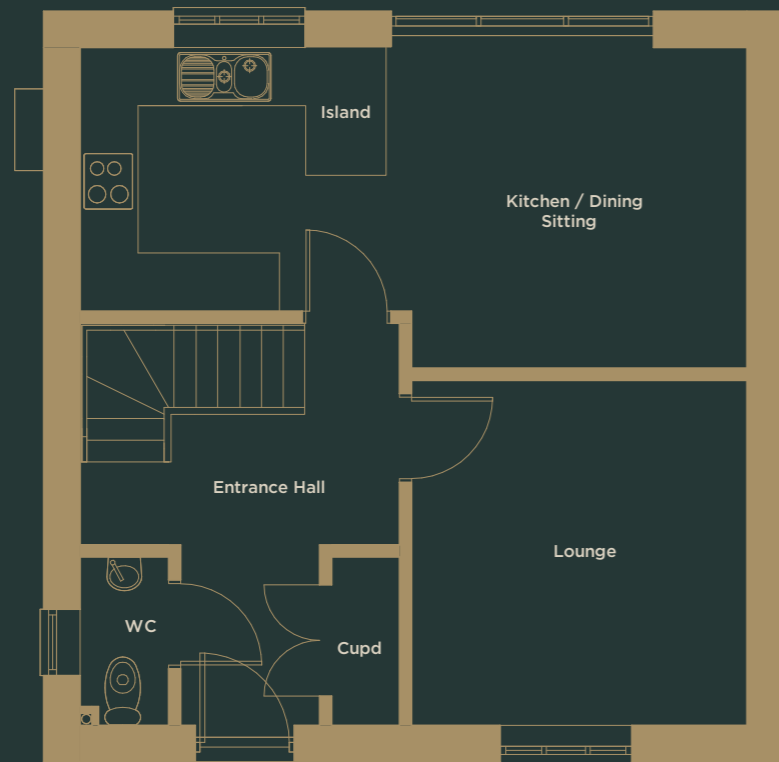
## SECOND FLOOR

Bedroom 4	16.4ft x 14.1	5m x 4.3m
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# PLOT 3

127m<sup>2</sup> / 1368ft<sup>2</sup>



GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

## GROUND FLOOR

Kitchen / Dining Sitting	22.6ft x 10.8ft	6.9m x 3.3m
Lounge	11.8ft x 11.5ft	3.6m x 3.5m

## FIRST FLOOR

Bedroom 1	13.5ft x 9.2ft	4.1m x 2.8m
Bedroom 2	13.1ft x 8.6ft	4m x 2.7m
Bedroom 3	10.8ft x 9.5ft	3.3m x 2.9m

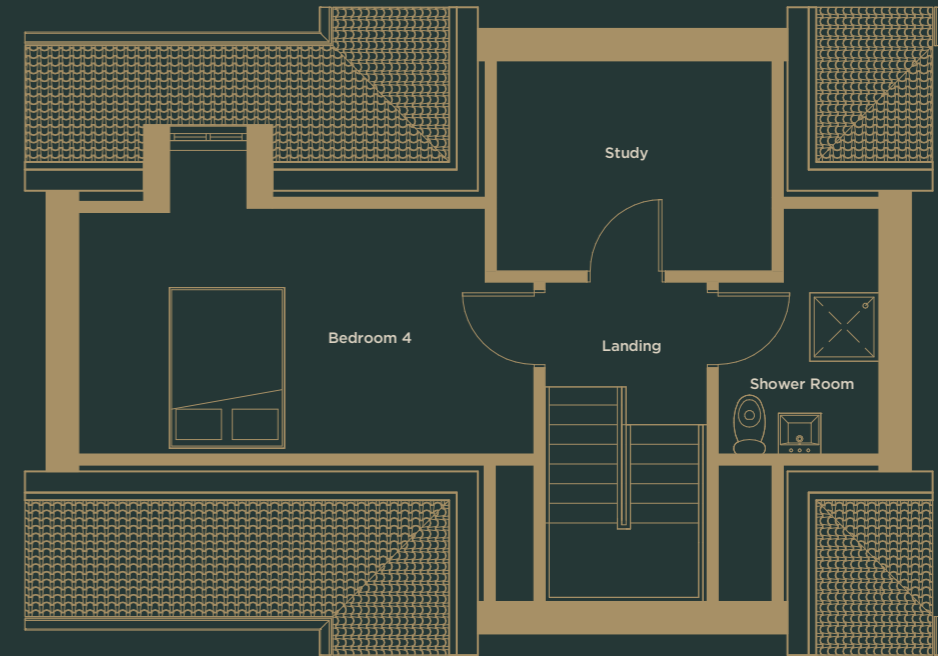
## SECOND FLOOR

Bedroom 4	16.4ft x 14.1ft	5m x 4.3m
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# PLOT 4 & 6

160m<sup>2</sup> / 1723ft<sup>2</sup>



GROUND FLOOR		
Kitchen / Dining	27.6ft x 19ft	8.4m x 5.8m
Lounge	17.7ft x 11.5ft	5.4m x 3.5m
Utility	9.5ft x 5.9ft	2.9m x 1.8m

FIRST FLOOR		
Bedroom 1	17ft x 12.5ft	5.2m x 3.8m
Bedroom 2	11.5ft x 9.2ft	3.5m x 2.8m
Bedroom 3	13.5ft x 8.2ft	4.1m x 2.5m

SECOND FLOOR		
Bedroom 4	15.7ft x 9.2ft	4.8m x 2.8m
Study	10.5ft x 8.2ft	3.2m x 2.5m



# PLOT 5 & 7

160m<sup>2</sup> / 1723ft<sup>2</sup>



GROUND FLOOR		
Kitchen / Dining	29.9ft x 21ft	9.1m x 6.4m
Lounge	12.8ft x 11.5ft	3.9m x 3.5m
Utility	6.9ft x 6.2ft	2.1m x 1.9m

FIRST FLOOR		
Bedroom 1	12.1ft x 11.8ft	3.7m x 3.6m
Bedroom 2	17.7ft x 8.2ft	5.4m x 2.5m
Bedroom 3	13.8ft x 11.2ft	4.2m x 3.4m

SECOND FLOOR		
Bedroom 4	19ft x 10.2ft	5.8m x 3.1m

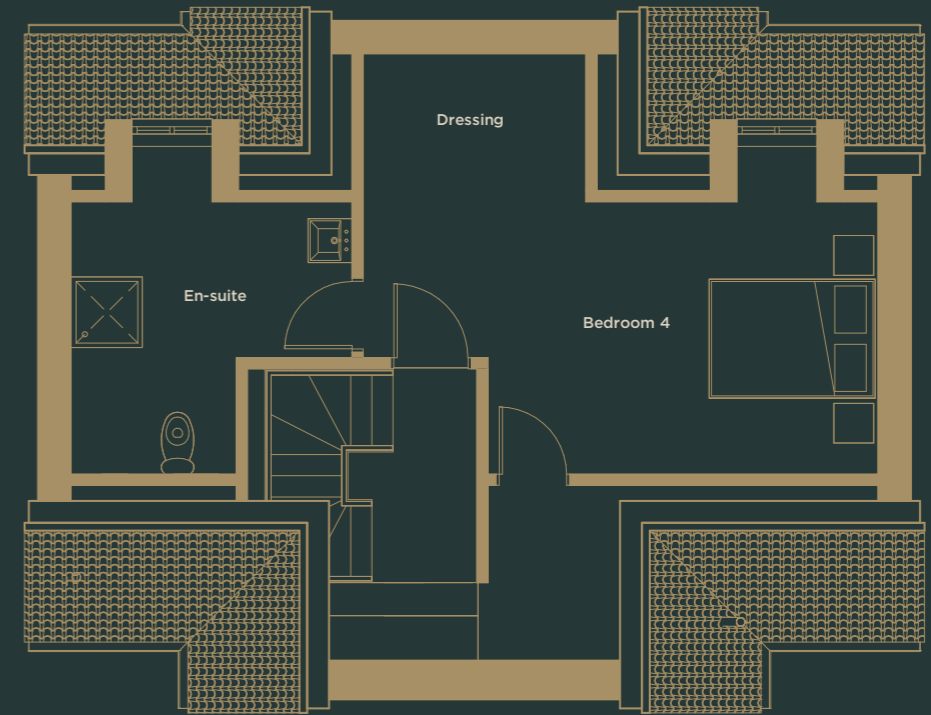


# PLOT 8

144m<sup>2</sup> / 1551ft<sup>2</sup>



GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR		
Kitchen / Dining	18.4ft x 11.2ft	5.6m x 3.4m
Lounge	18ft x 11.5ft	5.5m x 3.5m
Utility	6.9ft x 6.2ft	2.1m x 1.9m

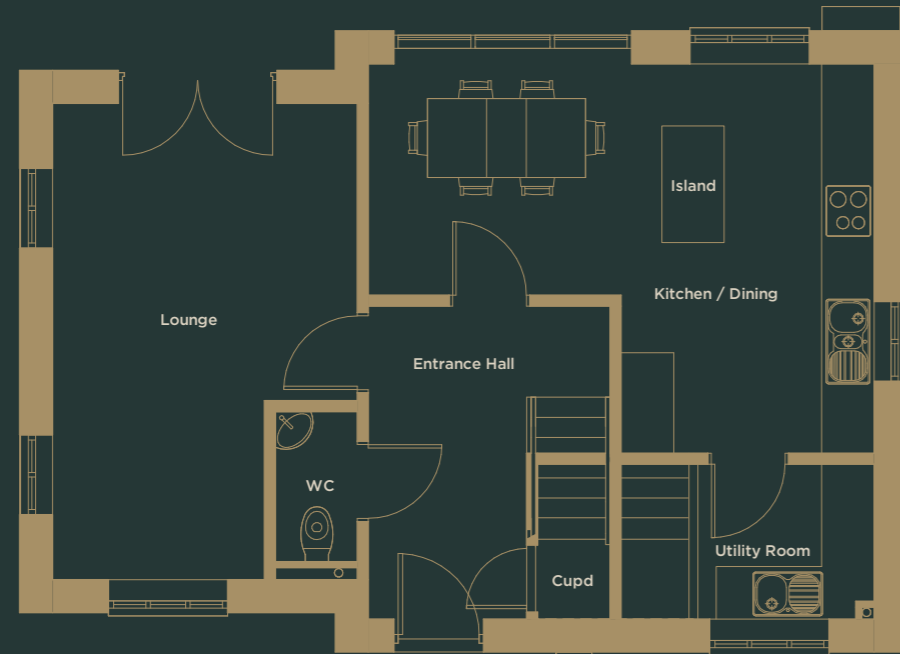
FIRST FLOOR		
Bedroom 1	12.1ft x 11.8ft	3.7m x 3.6m
Bedroom 2	17.7ft x 8.2ft	5.4m x 2.5m
Bedroom 3	13.8ft x 11.2ft	4.2m x 3.4m

SECOND FLOOR		
Bedroom 4	19ft x 10.2ft	5.8m x 3.1m

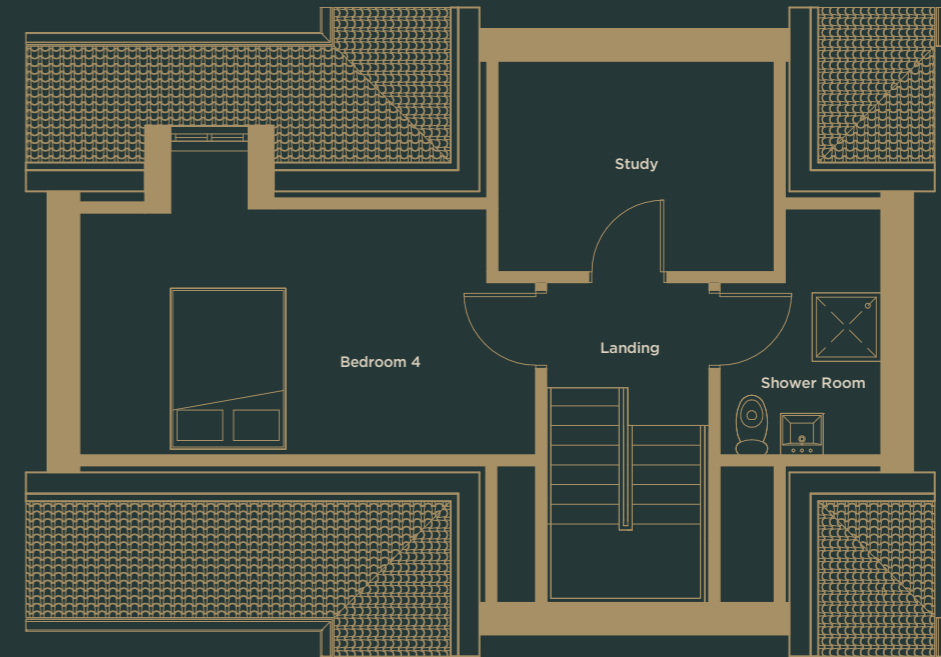


# PLOT 9

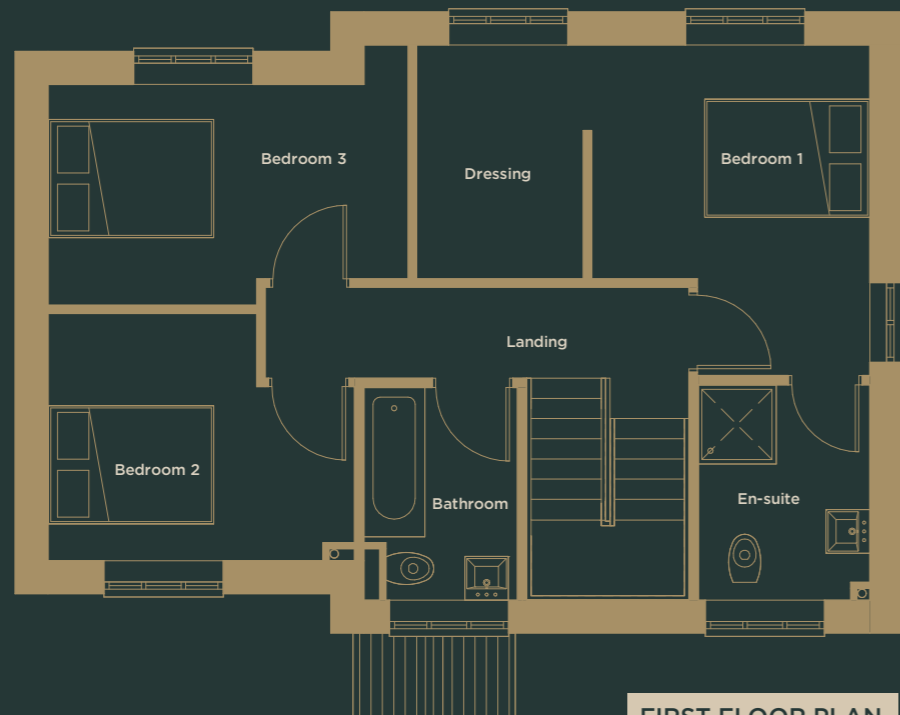
145m<sup>2</sup> / 1562ft<sup>2</sup>



GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR		
Kitchen / Dining	19ft x 14.4ft	5.8m x 4.4m
Lounge	17.7ft x 11.5ft	5.4m x 3.5m
Utility	9.5ft x 6ft	2.9m x 1.8m

FIRST FLOOR		
Bedroom 1	16.4ft x 12.5ft	5m x 3.8m
Bedroom 2	11.5ft x 9.2ft	3.5m x 2.8m
Bedroom 3	13.5ft x 8.2ft	4.1m x 2.5m

SECOND FLOOR		
Bedroom 4	17.4ft x 9.2ft	5.3m x 2.8m
Study	10.5ft x 8.2ft	3.2m x 2.5m



# SPECIFICATION

## KITCHENS:

- Modern Shaker Kitchens with handles
- Complementary light-coloured stone worktops and matching stone splashback
- 1.5 stainless undermount steel sink
- Sink tap in brushed steel
- LED flexible strip lights on the underside of wall units
- Multi-gang switches for appliances

## APPLIANCES:

### (HIGH-END RANGE OF VISIBLE APPLIANCES)

- Eye-level single combi-oven with grill and built-in microwave (Bosch)
- Induction 5-ring hob
- Extractor hood
- Fully integrated 70 / 30 split fridge/freezer
- Integrated full-size dishwasher
- Integrated washer/dryer (or separate washing machine / tumble dryer to utility if applicable)

## INTERNAL FINISHES:

- Walls: Dulux Pure White/Neutral
- Ceilings: Dulux Pure Brilliant White
- Skirting / Architrave / Doors: White
- Staircase: Brilliant White with handrail and newel cap
- Contemporary stainless-steel Ironmongery
- Contemporary luxury carpets in all bedrooms
- LVT (Luxury Vinyl Tile) flooring
- Built in wardrobes to principle bedroom

## CONNECTIVITY:

- BT Point to the living area

## HEATING:

- Warm Water underfloor heating to the complete ground floor
- Radiators to first-second floor
- All heating by Modern Air Source Heat Pump

## ELECTRICAL:

- White sockets and switches
- Low-energy downlighters in Kitchen, Bathrooms, entrance hallway and cloakrooms
- Ceiling-mounted smoke detectors
- USB plug sockets to bedroom, study space and kitchen

## BATHROOM, EN-SUITES AND CLOAKROOMS:

- White contemporary sanitaryware fitted with chrome brassware
- Tiled Porcelain flooring
- Half-height tiling to walls with sanitaryware fitted
- Full-height tiling around bath and shower enclosures
- Single tile splash-backs to cloakroom basins
- Thermostatically controlled exposed shower valve with fixed head in Ensuite & glass shower screens
- All en-suites have concealed cistern WC's with soft close (family bathroom has standard WC)
- Heated towel rails to bathroom and en-suites
- Shaver socket
- Vanity units with drawers in family and second floor bathrooms
- Led lighted mirror to family bathrooms (ensuite sinks are wall hung)

## EXTERNAL DETAILS:

- LED light on a PIR sensor front
- Switched light to the rear
- UPVC windows
- Composite front door
- Front paths and rear garden paved
- Landscaping to front gardens and rear gardens part laid to lawn -
- Close boarded fencing
- External tap to all plots
- EV charging point to each home

## GENERAL:

- 10 Year New Build Warranty provided to all plots with Build Zone
- Remote controlled gated entrance







## ASH TREE GROVE

184 NINE ASHES ROAD

NINE ASHES

INGATESTONE

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