



46 Tor Bryan, Ingatstone, CM4 9HL

£835,000

**** NO ONWARD CHAIN **** A chance to acquire a substantially extended FOUR BEDROOM DETACHED family home. Situated in a pleasant mews position on a PRIVATE ESTATE. EASY ACCESS TO THE A12 & M25 - 0.7 MILES TO INGATESTONE STATION WITH SERVICES TAKING APPROXIMATELY 30 MINUTES TO LONDON LIVERPOOL STREET. Ground floor has an INVITING RECEPTION HALL, THROUGH LOUNGE, STUDY, DINING ROOM, A LARGE KITCHEN OPENING TO A UTILITY ROOM WHICH PROVIDES ACCESS TO A WET ROOM/CLOAKROOM. First floor: FOUR BEDROOMS & FAMILY BATHROOM. The property has gas central heating, upvc double glazing, front garden, large driveway, double garage and a secluded good size rear garden.

LOCALITY INFORMATION



Ingatstone is a village in Essex located between Brentwood and Chelmsford. The schools in the area are Ingatstone Infants School, Ingatstone and Fryerning Church of England Junior School and the Anglo European Secondary School. Ingatstone village has a wide variety of shops and amenities including a community centre, post office and a number of popular pubs within a short distance from the property. The most notable building in Ingatstone is Ingatstone Hall - which was built in the 16th century by Sir William Petre - the Petre family reside there to this day. The Hall largely retains its Tudor appearance following restoration carried out between 1915 and 1937 and is set in formal gardens by eleven acres of grounds. However, the oldest building in the village is the church, St. Edmund and St. Mary, which was built during the Norman times over 900 years ago. Ingatstone was a major coaching stop on the journey from London to Colchester. The high street was at one time the A12 and the main route to the coast until the Ingatstone bypass was built in 1958 and soon after became one of the first conservation areas designated in Essex in 1969.

AGENTS NOTE

Our client advises us that three of the bedrooms have been redecorated and re-carpeted along with the landing and stairs in recent months.

ACCOMMODATION COMPRISES

Upvc double glazed entrance door to hall.

INVITING RECEPTION HALL



Radiator, ceiling rose, parquet flooring, built in cupboard, full length upvc double glazed side windows to front, return stairs to first floor and half landing area, door to lounge and study, archway through to dining room.

LOUNGE 22'3" x 11'11" (6.79 x 3.64)



The focal point of the room is the attractive marble fireplace with gas fire, parquet flooring, two radiators, full length upvc double glazed window to front, upvc double glazed French doors with windows either side to rear garden.

FURTHER VIEW



STUDY 14'0" plus not including recess area x 8'0" (4.28 plus not including recess area x 2.44)

Radiator, ceiling rose, parquet flooring, three upvc double glazed windows, loft storage space.

DINING ROOM 16'5" x 9'10" (5.02 x 3.01)



Radiator, two ceiling roses, tiled flooring, upvc double glazed window to front, archway through to kitchen.

FURTHER VIEW



LARGE KITCHEN/BREAKFAST ROOM 15'10" x 9'8" widening to 15'10" to utility area (4.83m x 2.95m widening to 4.83m to utility area)



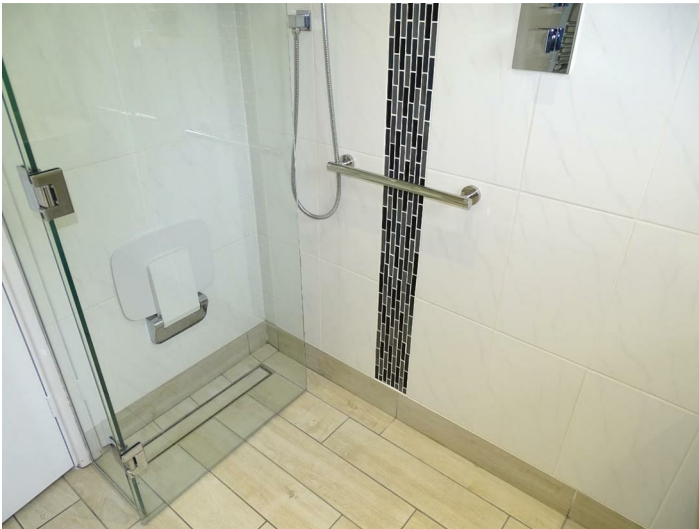
There is ample granite worktop space with drawers and cupboards below. Excellent range of eye level cabinets, lighted centre display unit, corner shelves and under cabinet lighting, six ring Britannia range cooker with a granite splash back and concealed extractor hood above, two fan assisted ovens. Integrated appliances to remain include Bosch dish washer and fridge. Tiled flooring, two ceiling roses, tiled walls, upvc double glazed window, open aspect through to utility room and upvc part double glazed door to rear garden.

UTILITY ROOM 13'11" x 5'2" (4.26 x 1.59)



Ample granite worktop space with cupboards below and eye level cabinets above with under cabinet lighting, tall storage cupboard, integrated fridge/freezer and condenser dryer to remain, radiator, tiled flooring, door to wet room/cloakroom.

WET ROOM/CLOAKROOM



White suite comprising pedestal wash hand basin and hand shower unit, low level wc, glass cubicle with wide opening. There is an overhead rain shower and a hand shower conveniently located on the wall. Chrome heated towel rail, radiator, inset ceiling spot lights and integrated extractor fan, tiled flooring and walls, frosted upvc double glazed window.

FURTHER VIEW



LANDING



Radiator, access to roof (currently not used), return stairs to ground floor with radiator to half landing area.

BEDROOM ONE 12'7" x 10'7" not including wardrobes (3.86m x 3.23m not including wardrobes)



Radiator, range of fitted wardrobes, vanity drawer unit with display shelves and mirror, upvc double glazed window.

REVERSE VIEW



BEDROOM TWO 12'8" x 12'0" (3.88 x 3.68)

Radiator, wooden flooring, deep cupboard housing the Worcester gas boiler, upvc double glazed window.

BEDROOM THREE 9'4" x 8'11" (2.86 x 2.72)

Radiator, upvc double glazed window.

BEDROOM FOUR 8'10" x 8'7" (2.70 x 2.63)



Radiator, built in double wardrobe, shelved recess with fitted cupboard, access to roof space which we understand is insulated, mostly boarded with lights and a ladder, upvc double glazed window.

BUILT IN DOUBLE WARDROBE



FAMILY BATHROOM 9'11" x 5'5" (3.03 x 1.66)



White suite comprising panelled bath with shower over, vanity wash hand basin, low level wc, bidet, tiled flooring and walls, two high level upvc double glazed windows.

FURTHER VIEW



FRONT GARDEN

Open plan design and neatly laid to lawn with a variety of mature shrubs and hedgerows. There is side gate access through to the rear garden.

DOUBLE GARAGE AND DRIVEWAY 17'5" depth x 16'4" width (5.32 depth x 5 width)

Ample driveway parking leading to the double garage with an electric up and over door, two Baxi Brazilia gas fires, power and light connected, upvc double glazed window, Actifil Air Filter, upvc part double glazed door to rear garden.

REAR GARDEN



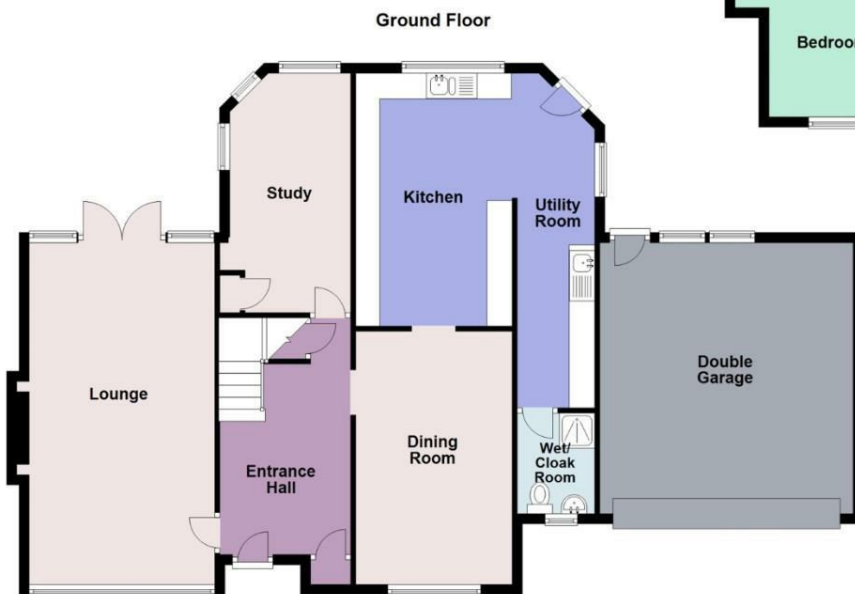
The garden is well screened by high hedgerows providing privacy. There are attractive paved patio areas and a fish pond with adjoining rockery and waterfall. The remainder of the garden is laid to lawn. A number of outbuildings including a large gazebo with electric socket and light.

FISH POND



REAR ELEVATION





APPROX INTERNAL FLOOR AREA
189 SQ M (2040 SQ FT)
(Includes Garage)
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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		71	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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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