



Lynton Lodge  
Main Road | Margaretting | Ingatestone | Essex | CM4 9HZ

# STEP INSIDE

## Lynton Lodge

Tucked away behind a traditional five-bar gate, Lynton Lodge is anything but ordinary. This beautifully reimagined period home, with origins reaching back to the 1700s, offers a rare fusion of history, craftsmanship and contemporary luxury, resulting in a home that feels both timeless and quietly bold.

From the moment you step inside, there's a sense that every detail has been carefully considered. The entrance hall invites you in with beautiful design including a feature tiled floor and practical space including storage and a cloakroom/wc

The sitting room is effortlessly charming, where two deep bay windows frame views of the garden and bespoke window seats create perfect corners for slow mornings or evening unwinding. At its heart, an exposed brick Inglenook fireplace houses a log burner with exposed ceiling beams, nod to the home's heritage.

A second reception room, which connects through to the kitchen/family room, offers flexibility and is equally suited as a work from home/study or creative space, complete with its own woodburning stove. The heart of this beautiful home is definitely the kitchen/dining/family room, a light-filled, architectural space where clean lines and natural materials take centre stage. Offering an abundance of natural light through rooflights and a sky lantern, with porcelain floors warmed by underfloor heating and bi-folding doors flowing between inside and out, ideal for summer entertaining and warm evenings. At the centre, a generous island is perfect for everything from morning coffee to late-night conversation with bespoke cabinetry featuring granite worktops, integrated Neff appliances and a Rangemaster range cooker.

Upstairs, the four bedrooms each tell their own story. Vaulted ceilings add unexpected volume and character, creating spaces that feel both cosy and expansive. The principal suite offers a calm, restorative retreat with garden views and a beautifully finished en-suite shower room. A second en suite bedroom offers a vaulted ceiling, feature original fireplace and the additional shower, whilst the remaining rooms are served by a stylish family bathroom featuring a classic roll-top bath.

















# STEP OUTSIDE

## Lynton Lodge

Outside, the sense of seclusion and calm continues. Set within a sunny, enclosed plot, the property is approached via a gated entrance that opens onto a generous paved driveway, providing ample parking and turning space. A characterful red brick feature wall, complete with an elegant curved-top gateway, creates a charming transition into the rear garden, hinting at what lies beyond. The south-facing garden is a true highlight, bathed in sunlight throughout the day and thoughtfully arranged for both relaxation and entertaining. Expansive sun terraces offer the perfect setting for al fresco dining or summer gatherings, while well-tended lawns are framed by established flower and shrub borders.

Tucked away, a detached outbuilding provides a versatile and inviting addition, equally suited as a creative studio, home gym, office, or simply a beautifully discreet storage solution.

The property is un-Listed and offers working chimneys, oil central heating with underfloor heating to the kitchen.

Perfectly positioned for both convenience and tranquillity, Lynton Lodge enjoys a peaceful village with its local public house, The Red Lion offering a welcoming atmosphere. The sought-after village of Ingatestone lies just over two miles away, offering a charming high street with independent boutiques, cafés and everyday amenities. For commuters, Ingatestone's mainline station provides swift and direct services into London Liverpool Street, with Elizabeth Line connections available from nearby Shenfield.

Margaretting CofE Primary School, just along the road, is highly regarded and the area is renowned for its excellent schooling options, including the highly regarded Anglo European School, alongside outstanding grammar schools in Chelmsford. Independent education is equally well catered for, with New Hall, Brentwood School and a selection of well-regarded schools in Hutton and Shenfield, all within easy reach.

Despite its idyllic feel, the property benefits from superb road connectivity, with the A12 and M25 close at hand, ensuring convenient travel across the region.



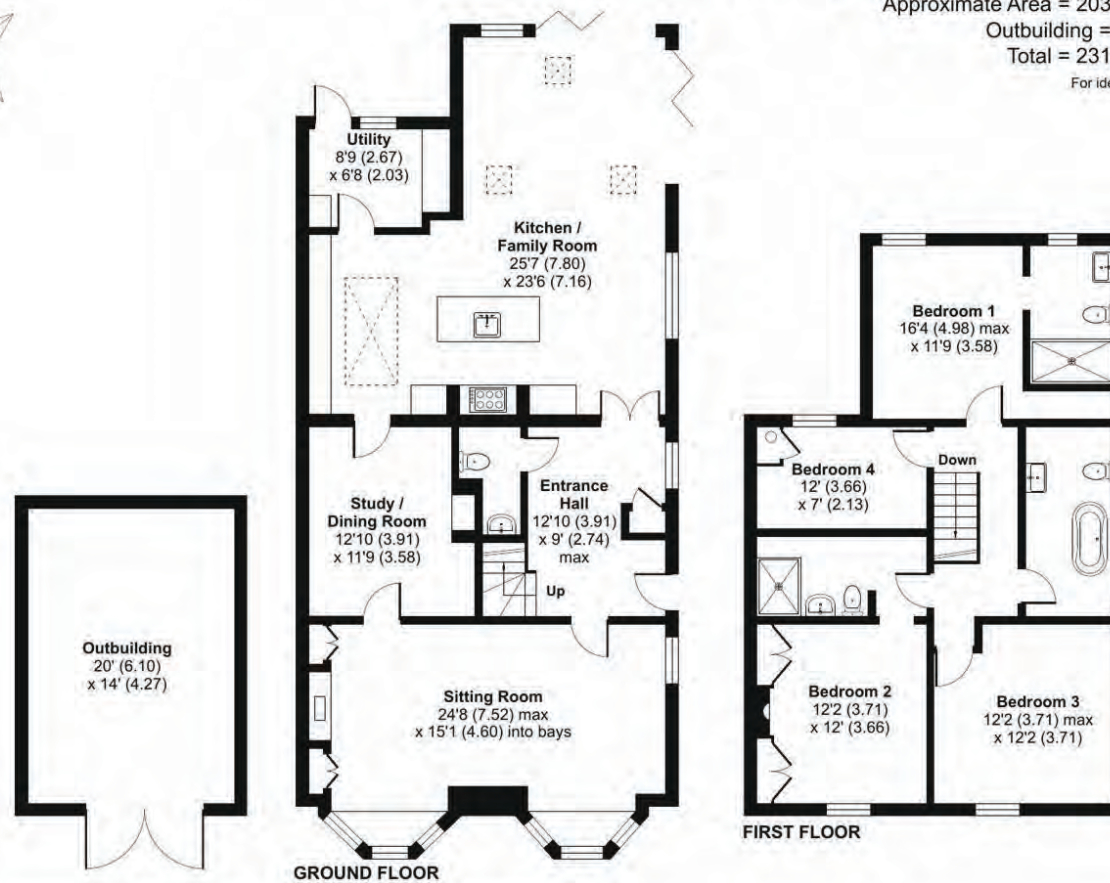
## Main Road, Margaretting, Ingatestone, CM4

Approximate Area = 2037 sq ft / 189.2 sq m

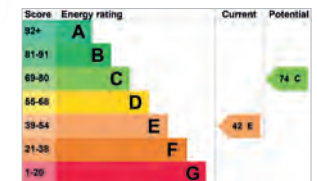
Outbuilding = 280 sq ft / 26 sq m

Total = 2317 sq ft / 215.2 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). © nichecom 2023. Produced for Walkers Village & Country Homes. REF: 1000848



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Fine & Country Mid and South Essex  
1st Floor, 101-135 Kings Road, Brentwood, Essex, CM14 4DR  
01277 714 044 | [midandsouthessex@fineandcountry.com](mailto:midandsouthessex@fineandcountry.com)

