



Keith  
Ashton

Pear Trees, Ingrave  
Brentwood



## 4B PEAR TREES

Ingrave Brentwood, CMI 3 3RP

We are pleased to present this impressive detached family home, ideally positioned in the sought-after village of Ingrave. Thoughtfully designed, the property offers spacious and versatile living accommodation, including four well-proportioned bedrooms. The home further benefits from underfloor heating to the ground floor and bathrooms, along with three years remaining on the LABC Home Warranty, providing added peace of mind.

Conveniently located within close proximity to excellent local schools and just a short drive from Brentwood Station, this property is perfectly suited to families seeking a beautiful home in a prime setting.

- IMPRESSIVE DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO BATHROOMS
- DEDICATED STUDY
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING GARDEN WITH POOL
- GARAGE & OFF-STREET PARKING
- SOUGHT-AFTER VILLAGE LOCATION

Guide Price £1,075,000



## Description

The internal accommodation begins with a welcoming entrance hall, enhanced by elegant oak flooring and oak internal doors throughout, leading into a bright and spacious dual-aspect lounge featuring bifold doors that open onto the garden. Double doors from the lounge lead through to a stunning kitchen/diner, beautifully appointed with sleek cabinetry, quartz worktops, and a central island. Bifold doors open onto the patio, creating an excellent space for both family living and entertaining.

The contemporary kitchen is superbly equipped with integrated Neff appliances, including three ovens (one of which is a steam oven), a dishwasher, induction hob, pop-up extractor, and a boiling water tap. The property further benefits from underfloor heating, a pressurised water system, and a water softener.

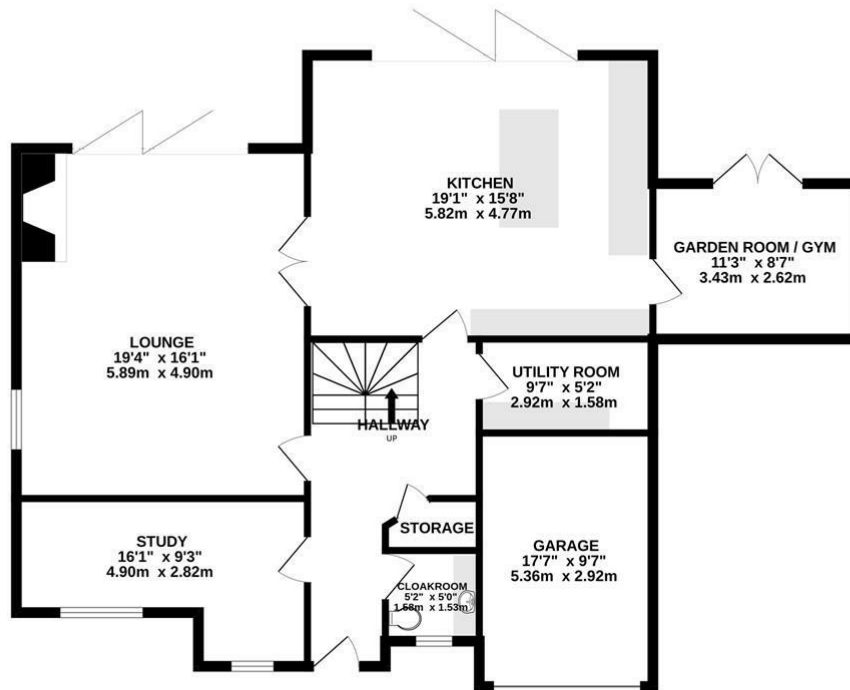
A versatile garden room, currently used as a gym, benefits from double doors opening to the rear, while a separate utility room provides additional space for appliances. To the front of the property, there is a generously sized dedicated study, and a ground floor cloakroom and two storage cupboards complete this level.

To the first floor, the landing provides access to all rooms. The principal bedroom is a generous double with dual-aspect windows, air conditioning, and a contemporary ensuite bathroom. There are three further double bedrooms, along with a beautifully finished family bathroom. Both bathrooms are fully tiled and benefit from underfloor heating.

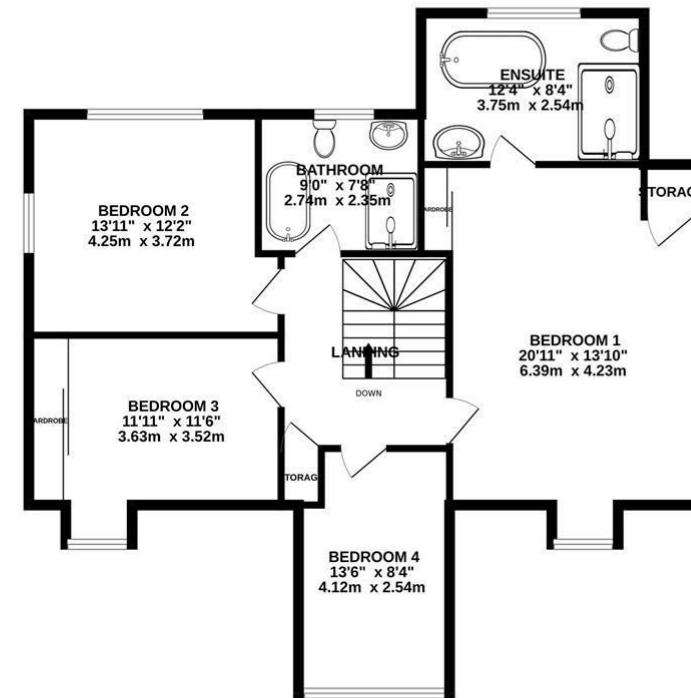
Externally, the impressive rear garden begins with a spacious paved patio, leading onto a well-maintained lawn with a partially sunken swim-jet/jacuzzi pool. To the rear, a decked seating area with a timber-built pergola offers an additional space for entertaining, while a paved area to the side is framed by mature shrubs and planting. To the front, a block-paved driveway provides off-street parking and access to the garage.



GROUND FLOOR  
1159 sq.ft. (107.6 sq.m.) approx.



1ST FLOOR  
963 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 2121 sq.ft. (197.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
86	91	A	A

England & Wales EU Directive 2002/91/EC

**SERVICES:**

Local Authority: Brentwood  
Council tax band: G  
Post code: CM13 3RP

**VIEWING:**

Strictly by prior arrangement with Keith Ashton Estate Agents

**OPENING HOURS:**

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:**

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

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Tel. 01277 375757

Lettings Office  
Tel. 01277 202200

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