



PERIOD  
HOMES

The Gate House, Station Lane, Ingatestone. CM4 0BL

In Excess of £400,000

## Flat 7

The Gate House, Station Lane, Ingatestone.  
CM4 0BL

Set within an impressive period building in the heart of Ingatestone, The Gatehouse apartment is an immaculately presented split-level one bedroom home that has been thoughtfully updated ...

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- No Onward Chain
- Close to Ingatestone Railway Station
- Garage
- Share of Freehold
- Private Parking





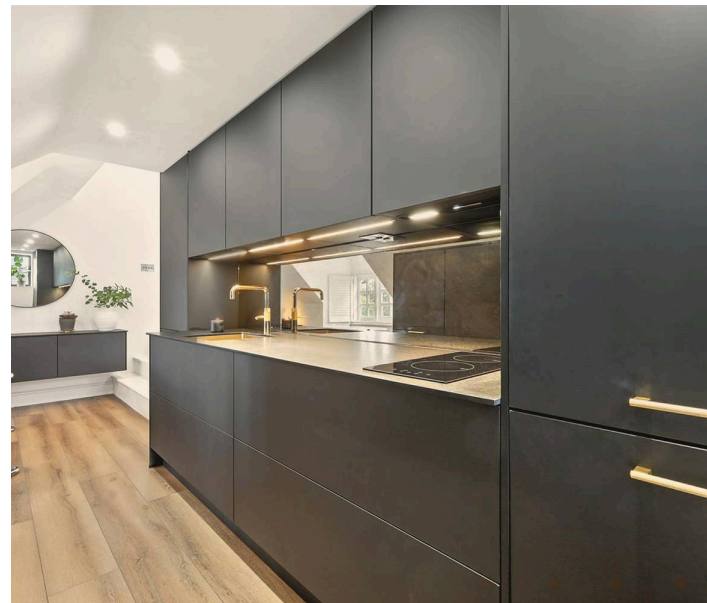
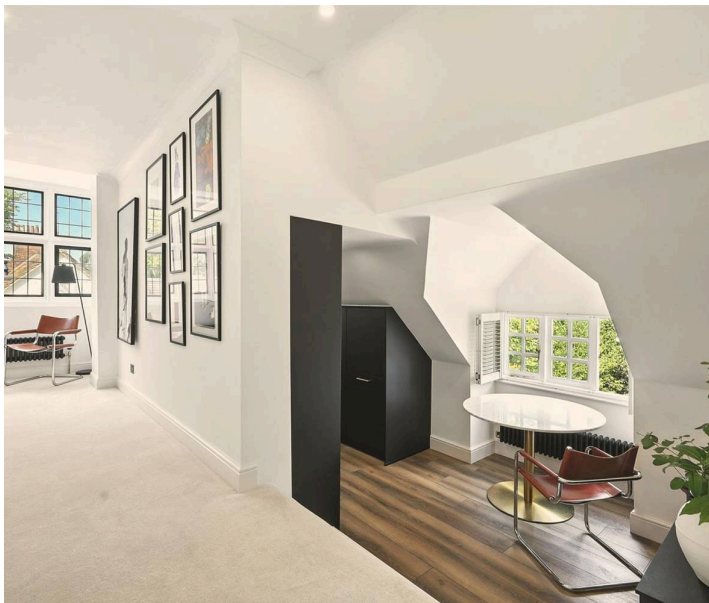
## Flat 7

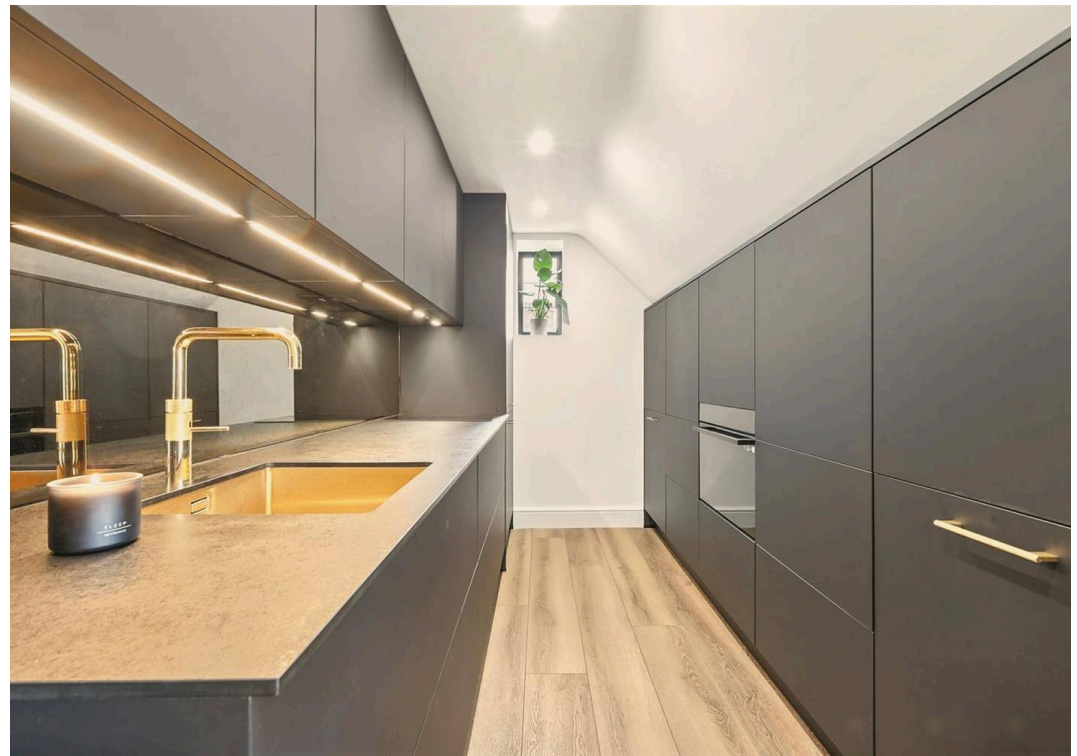
The Gate House, Station Lane,  
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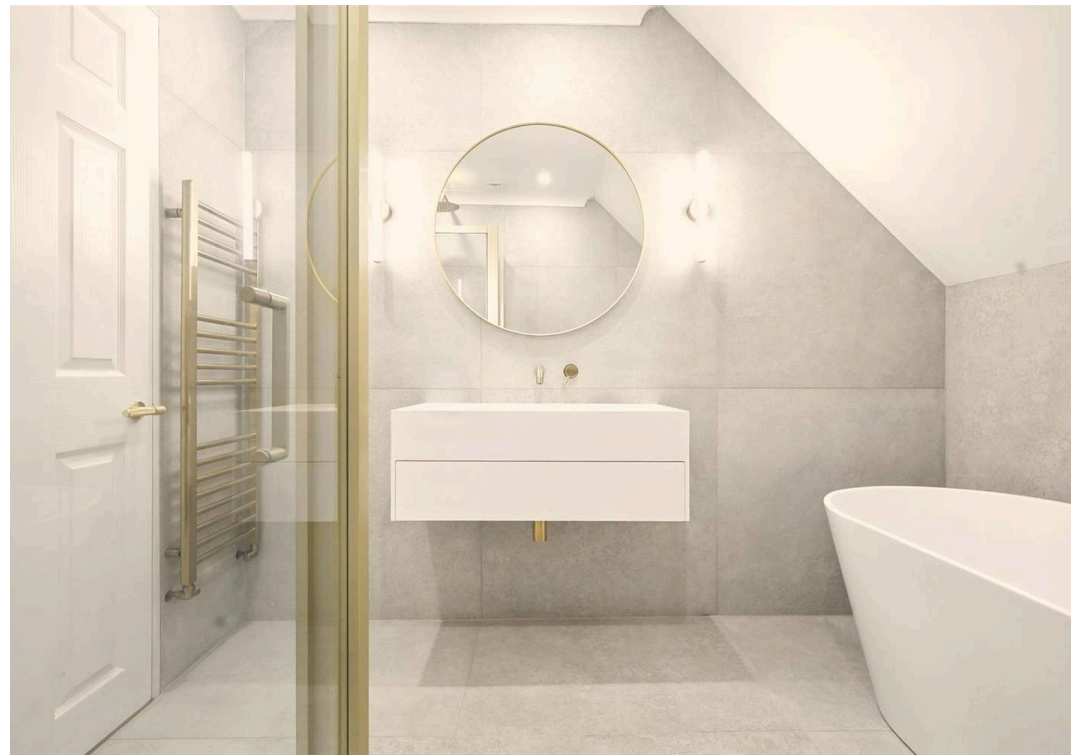
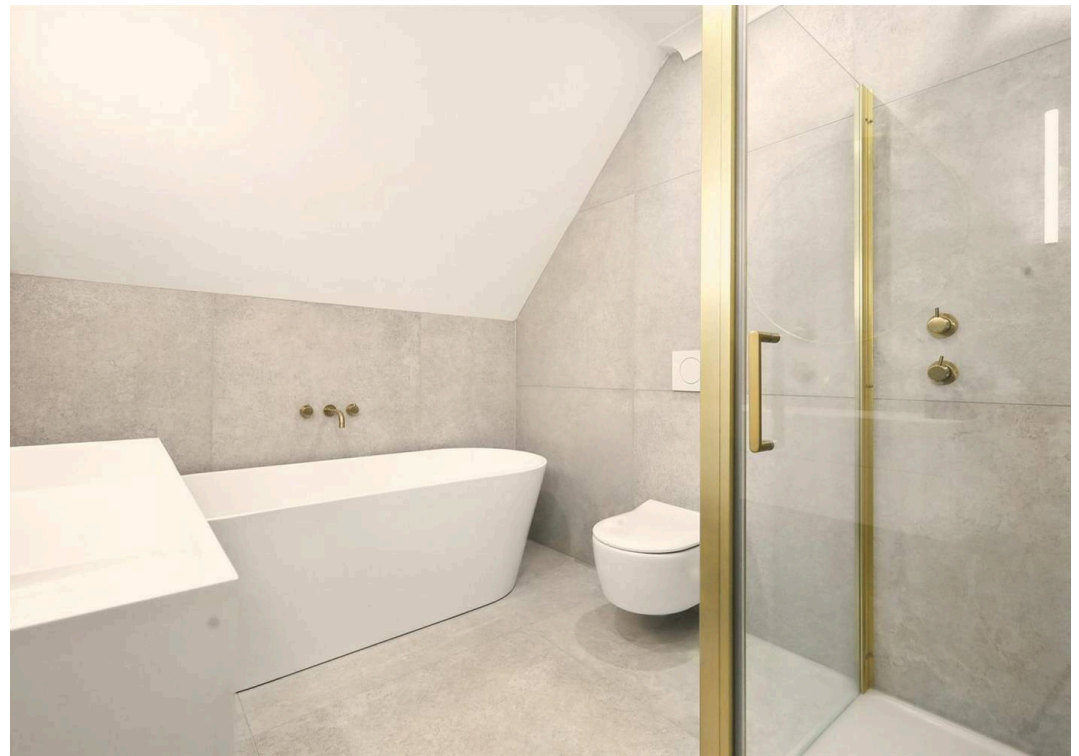
Set within an impressive period building in the heart of Ingatstone, The Gatehouse apartment is an immaculately presented split-level one bedroom home that has been thoughtfully updated to combine historic character with modern styling, and is offered with a share of the freehold. Outside, residents can enjoy the beautifully maintained lawned and wooded gardens that surround the building, providing a delightful setting and privacy. The apartment also benefits from a parking space plus its own secure garage.

The property offers a generous layout, with each room finished to an exceptional standard. The entrance hall includes 3 full height storage cupboards (with interior power and DSL). The bright and spacious lounge enjoys large stone mullion & leaded bay windows and ample space for both relaxing and entertaining. From here, a substantial loft area can be accessed via a built-in ladder, superb for additional storage.

The sleek new kitchen & dining room has been tastefully fitted with German contemporary cabinetry, quality integrated appliances (Neff, Bosch & Samsung) with optional app controls, and a stylish dining area perfectly designed for everyday living. The double bedroom is a superb size, has full garden views and benefits from built-in slide door wardrobes & drawers. The bathroom has been newly replaced with Villeroy Boch and Lusso Stone bathroom fittings, complete with underfloor heating, a freestanding 2-person bath and separate walk-in shower.







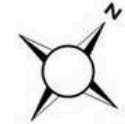


# THE GATEHOUSE

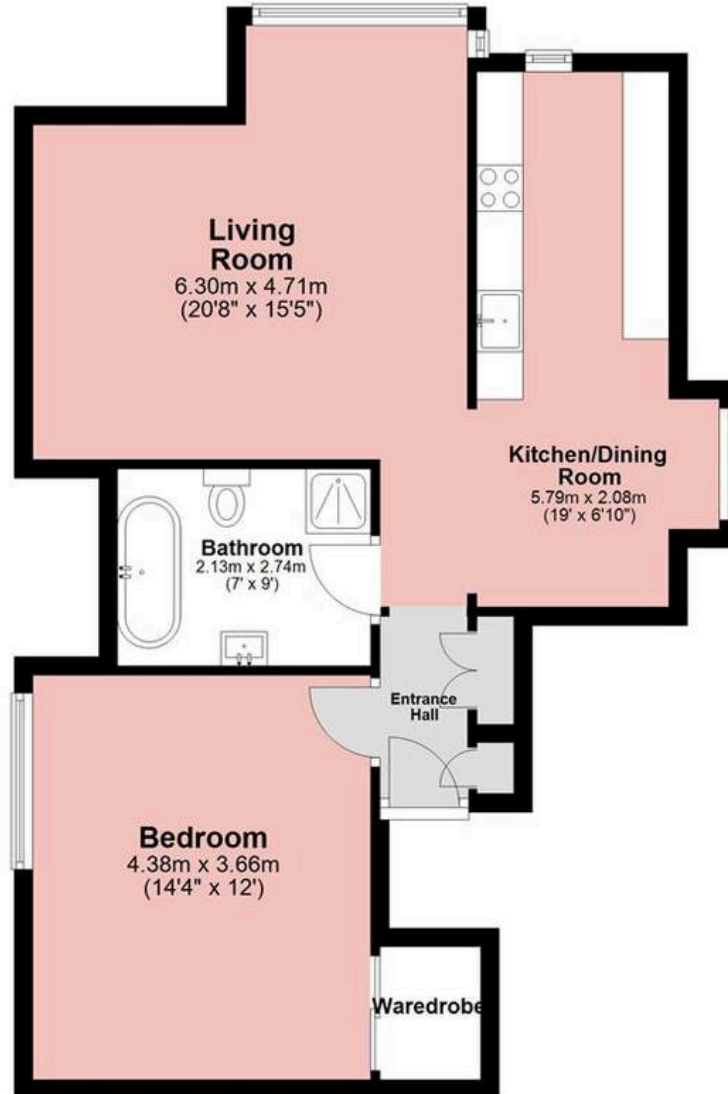
Approx. Gross Internal Area 75 Sq M ( 807.8 Sq Ft )



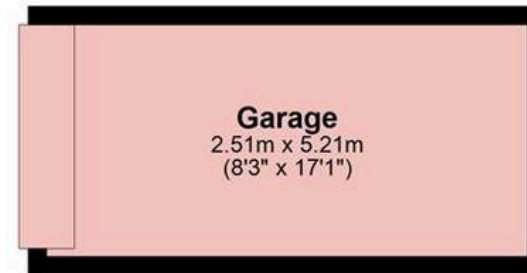
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Approx. 62.0 sq. metres (667.2 sq. feet)



**Outbuilding**  
Approx. 13.1 sq. metres (140.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

## About Us

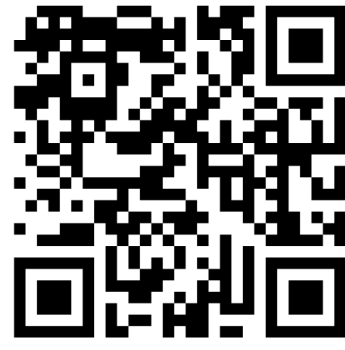
From charming cottages to country estates, all our homes have a story to tell... 'Period Homes' is one of a kind, an agency dedicated to the sale of character and period properties across Essex.

If you would like to buy a period home but you have a modern home to sell first, we can assist via our sister company, Walkers, which just so happens to have been voted Britain's Best Estate Agency in the British Property Awards. That way, both elements of your move are in the very best of hands.

## Get In Touch



## Browse Properties



Contact Us  
01277 288000



Our Website  
periodhomes.co.uk



Our Address

Eaton House  
High Street  
Ingestone  
CM4 9DW



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discreet marketing?

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That is why we have innovated a totally unique and high confidential moving home solution to put you in a competitive position.

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