



Few homes can genuinely trace their origins back to the late 16th century, but Berkeley House is one of them. Believed to date from around 1575, during the reign of Elizabeth I, this landmark Ingatestone residence predates the Spanish Armada and has evolved gracefully over more than four centuries. Originally known as "Eyes", the house has played a varied role within the village, at different points serving as an inn, a school and a private residence. Its elegant Georgian frontage, added circa 1790, now presents a refined facade to the High Street, gracefully encasing the home's earlier Tudor timber-framed origins that continue to shape its character within.

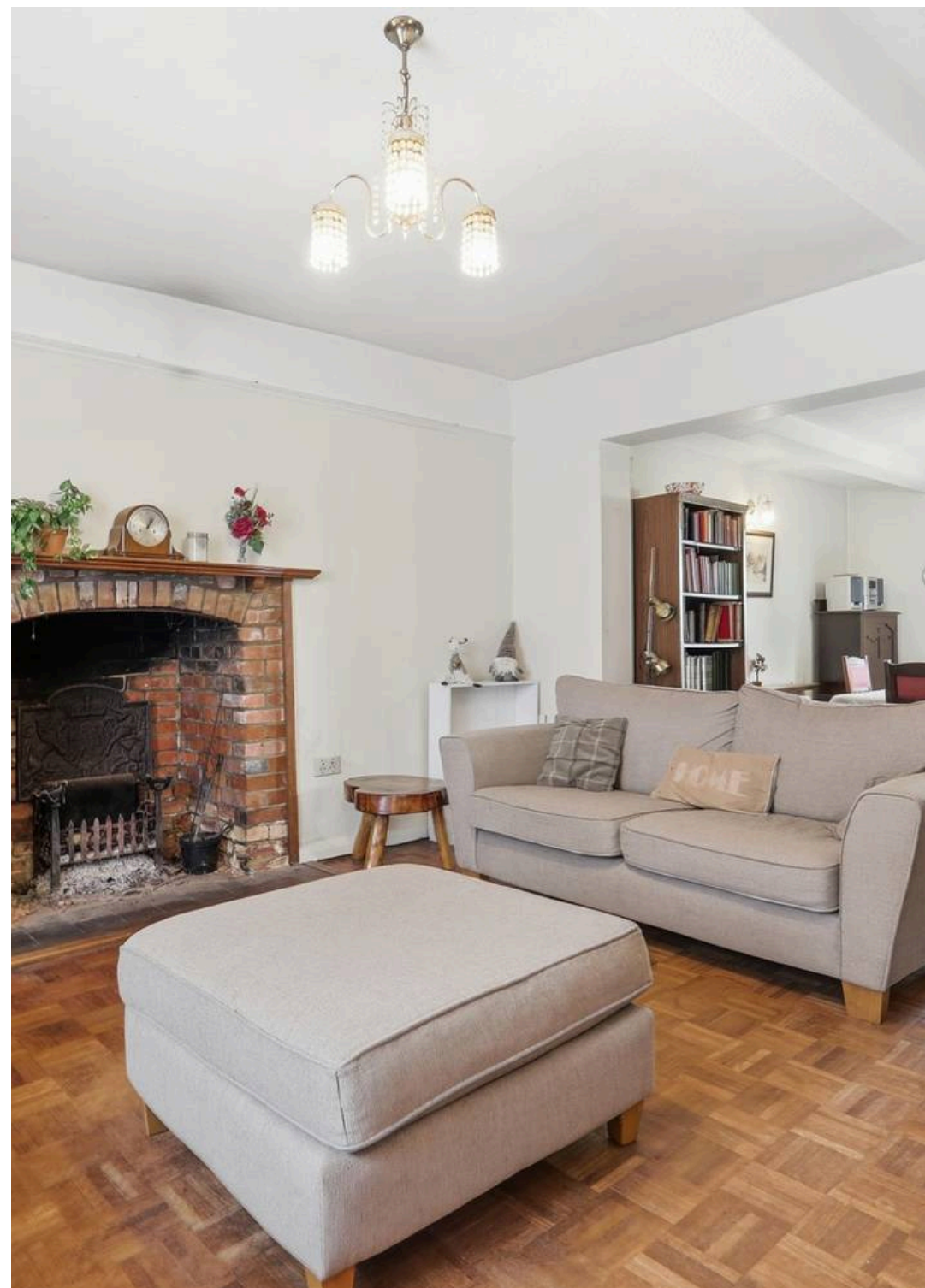
Today, Berkeley House is a substantial and beautifully balanced Grade II listed home extending to approximately 2,300 sq ft, offering a compelling blend of period integrity and practical living space.

A generous entrance hall sets the tone, leading through to a large lounge/dining room where a feature fireplace provides a natural focal point. To the rear, a separate dining room offers a more formal setting, while the kitchen/breakfast room reflects the home's heritage, with exposed timber elements adding warmth and depth. A cloakroom/WC and useful storage complete the ground floor.

The first floor provides two well-proportioned bedrooms, including an impressive principal suite with adjoining storage/dressing space and en-suite facilities. A further family bathroom serves this level.

To the second floor, three additional bedrooms offer flexibility for guests, older children or home working, with a natural sense of separation from the main living accommodation.

Externally, the property enjoys a private and well-established rear garden, thoughtfully arranged with seating areas and mature planting. To the rear, a covered parking area and detached garage provide valuable off-street parking - an increasingly rare asset in such a central village position.



High Street

Ingatstone. CM4 9ED

Few homes can genuinely trace their origins back to the late 16th century, but Berkeley House is one of them. Believed to date from around 1575, during the reign of Elizabeth I.

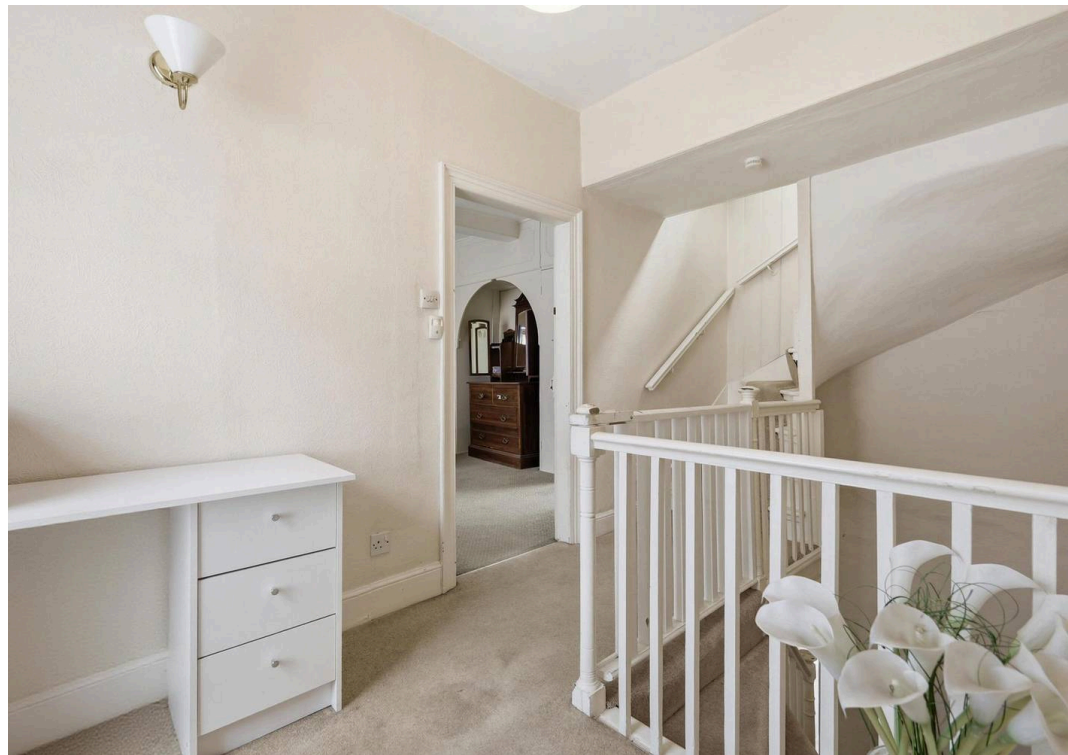
Council Tax band: G

Tenure: Freehold

- Grade II listed period home dating back to circa 1575
- Elegant Georgian façade with Tudor timber-framed origins
- Accommodation arranged over three floors (approx. 2,324 sq ft)
- Covered parking and detached garage to the rear
- Five bedrooms and two bathrooms
- Wealth of character features including exposed beams and fireplaces



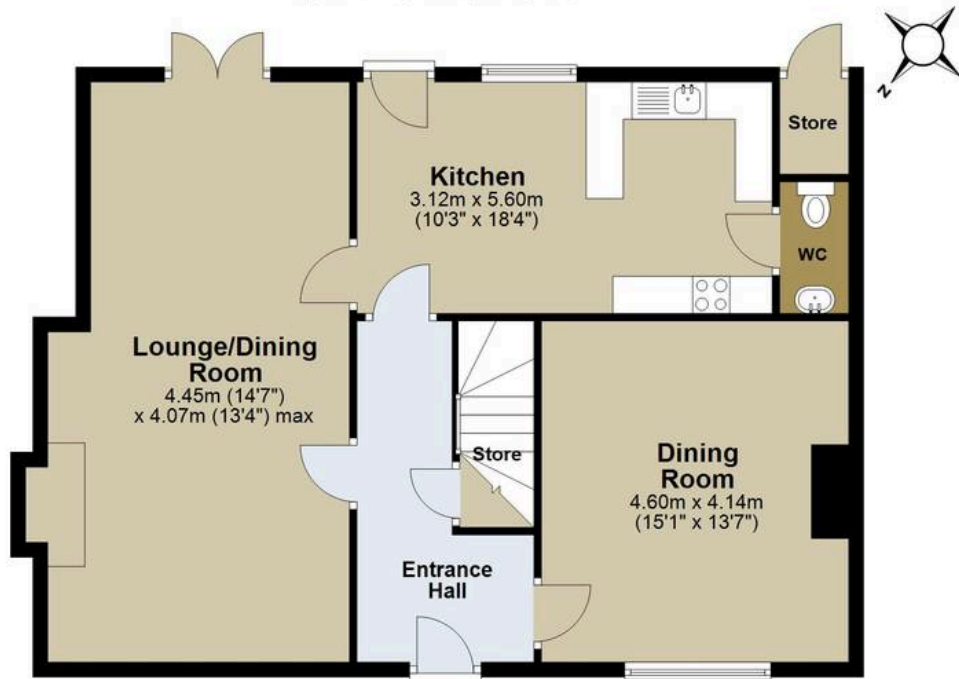






Ground Floor

Approx. 82.4 sq. metres (886.7 sq. feet)



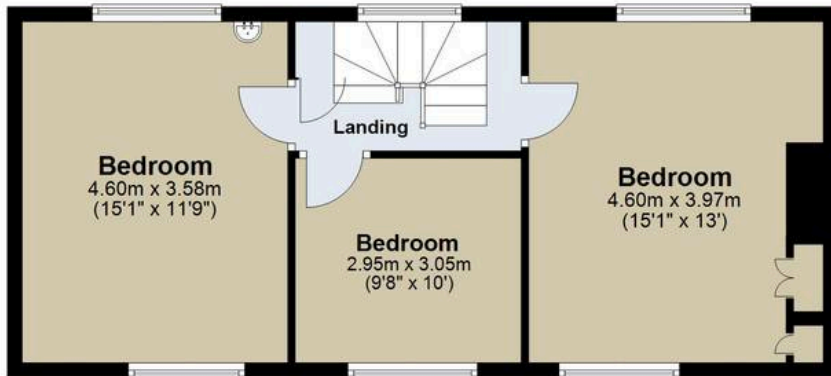
First Floor

Approx. 67.7 sq. metres (728.4 sq. feet)



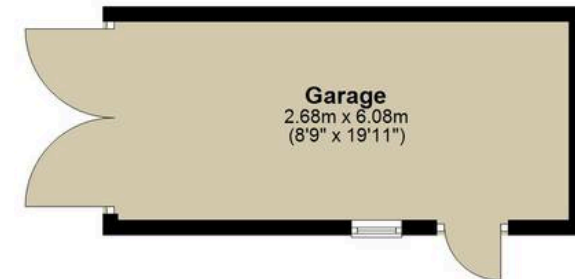
Second Floor

Approx. 49.6 sq. metres (533.9 sq. feet)



Outbuilding

Approx. 16.3 sq. metres (175.1 sq. feet)



Total area: approx. 215.9 sq. metres (2324.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

High Street

About Us

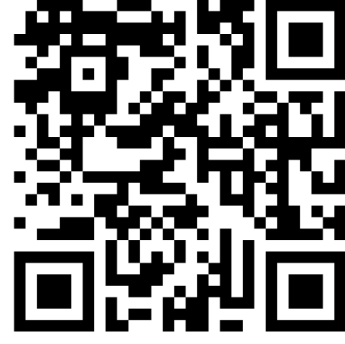
From charming cottages to country estates, all our homes have a story to tell... 'Period Homes' is one of a kind, an agency dedicated to the sale of character and period properties across Essex.

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



PERIOD HOMES

Psst... Have you heard of discreet marketing?

Many people lose out on their dream home to someone in a better position.

Often, it is because they have delayed putting their house on the market, preferring to find somewhere first and then sell.

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

Let us find you a buyer without any advertising or pressure and without the neighbours knowing.

Your secret is safe with us...

Get in touch for a complimentary valuation.

Looking To Sell Or Let Your Home?

Book your free valuation to see how much your home is worth.