



**Toot Hill Road, Ongar, CM5**

**BUTLER & STAG**



**Guide Price £1,350,000 - £1,400,000**

**Situated on the sought-after Toot Hill Road, this substantial and beautifully arranged detached residence offers approximately 3,462 sq. ft. (321.6 sq. m.) of versatile living accommodation, ideal for modern family life.**



## Freehold

- Detached Family Home
- Five Bedrooms/Three Bathrooms
- Stunning Throughout
- Car Port/Garage
- Gated Entrance
- Gym/Office

The property opens into a welcoming entrance hall leading to a spacious lounge, perfect for relaxing and entertaining. A separate study provides an ideal work-from-home space, while an additional ground floor bedroom offers flexibility for guests or multigenerational living.

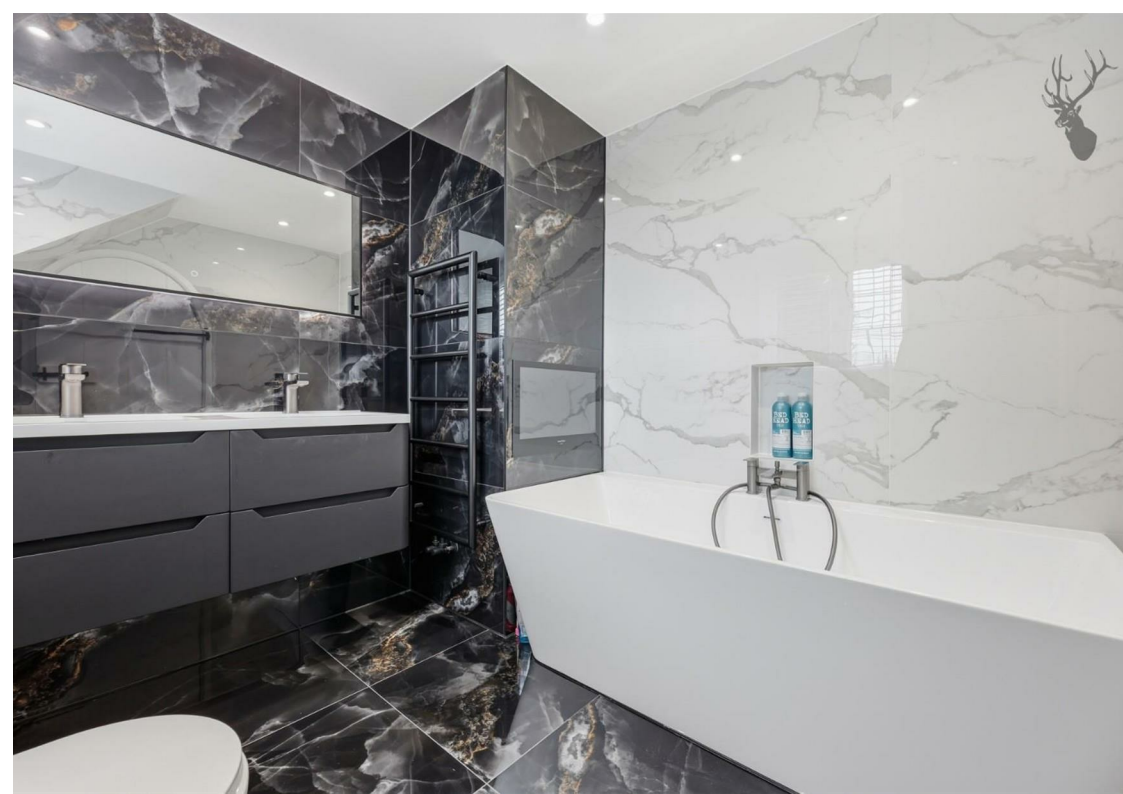
To the rear, the heart of the home is a superb open-plan kitchen/dining room, featuring ample space for family meals and social gatherings, with direct access to the garden. This flows seamlessly into a bright and airy family room, creating a fantastic open living environment. A convenient utility/cloakroom completes the ground floor.

Upstairs, the property boasts four well-proportioned bedrooms. The principal suite benefits from a dressing room and en-suite bathroom, while an additional bedroom also enjoys its own en-suite facilities. The remaining bedrooms are served by a stylish family bathroom, ensuring comfort and practicality for the whole household.

The property sits within a generous plot featuring a substantial rear garden, ideal for outdoor entertaining and family activities. A particular highlight is the range of outbuildings, including a dedicated gym or studio space, as well as a garage and car port, providing excellent storage and parking options. These versatile spaces offer potential for a variety of uses, including a home office, workshop or leisure facilities.

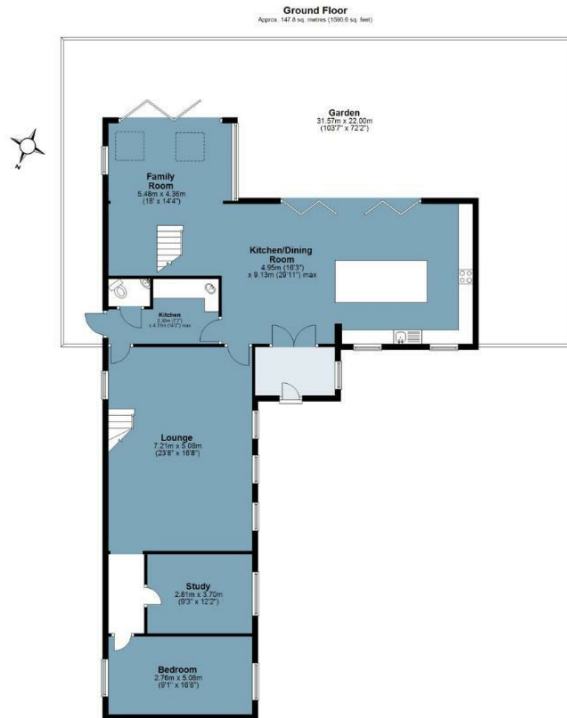
This impressive home combines space, flexibility and modern living, making it perfectly suited to growing families. Early viewing is highly recommended to fully appreciate all that is on offer.





# Toot Hill Road

Approx. Gross Internal Area 321.6 sq. metres 3462.0 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  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.