



Keith  
Ashton

Nine Ashes, Nine Ashes Road  
Ingatstone



## MAYFORD 174 NINE ASHES

Nine Ashes Road Ingatestone, CM4 0JY

Guide Price £999,950

Sitting on a large plot adjacent to Paslow Common, is this fabulous and incredibly spacious four-bedroom detached property. Set well-back from the road 'Mayford' offers excellent off-street parking, which includes a covered car port, plus a detached double garage set behind secure wooden gates. This lovely home has been well-maintained throughout and offers extensive accommodation in the region of 3370 sq.ft., plus there is a mature and private garden to the rear which measuring in excess of 160' in length (stls). Within the rear garden there is a large barn/outbuilding which has potential for an outdoor games room / gym or an annex, subject to the usual planning approval. The property is within easy reach of surrounding villages where you have access to a range of local amenities and is just a short drive to Ingatestone where you have direct access via train into London Liverpool Street

FOUR GOOD-SIZED BEDROOMS

DETACHED CHALET STYLE HOUSE IN PLEASANT LOCATION

EN-SUITE & WALK-IN WARDROBE TO MASTER BEDROOM

LARGE PLOT SIDING ONTO PASLOW COMMON

THREE RECEPTION ROOMS

STUDY WITH FITTED STORAGE

EXCELLENT OFF STREET PARKING

3370 SQ. FT OF ACCOMMODATION



## Description

Entering the property a spacious, L-shaped reception hallway has stairs rising to the first floor with contemporary oak & glass railings, and a built-in cupboard which provides useful storage. Solid wooden flooring extends from the hallway into the dining room and into the lounge. A large study is beautifully fitted with an excellent range of oak furniture, including drawer space and open fronted display cabinets, ideal for someone looking for a dedicated space to work from home. There are two comfortable living rooms; a lounge which is located at the front of the property and a further sitting at the rear. The sitting room is a lovely spacious room with a cosy log burning stove and French doors which open onto the rear garden. There is also a separate dining room. The kitchen / breakfast room is fitted in an extensive range of white, 'Laurence Pidgeon' designed, wall and base units with contrasting work surface over. Quality appliances include integrated ovens (steam, electric & warming oven), an electric hob with touch screen settings and extractor above, dishwasher, microwave and wine cooler and there is also a 'Quooker' hot (boiling) water tap. Tiled flooring with underfloor heating extends into the garden room. The garden room is a lovely bright room with a high, vaulted ceiling and access into the garden via triple-folding doors. Providing additional storage which includes wall and base units and plumbing and space for a washing machine, is a separate utility room which is located off the kitchen. Finishing the accommodation on this level is a modern ground floor cloakroom, fitted in a white suite.

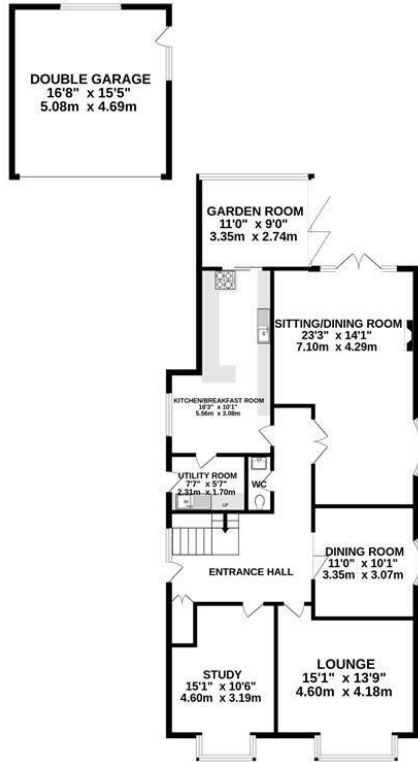
Rising to the first-floor level you will find that there are four, large bedrooms. The master bedroom is a lovely room with a triple aspect, offering views to the side over Paslow Common. There are separate doors into a walk-in wardrobe to one side and an en-suite shower room to the other. Also located on this level is a main family bathroom, fitted with a panelled bath, separate shower cubicle, wash hand basin and w.c.

The property sits on a large plot and has a lovely mature rear garden which measures in the region of 166' in length (stls). Commencing with a block paved patio which leads into neat lawns. There is a good-sized timber barn/outbuilding with power and light that has excellent potential for a garden games room / gym or even a separate annex, subject to the usual planning consents. Also, within the rear garden is a large, fenced pond. To the front a spacious, loose stone driveway allows for excellent off-street parking, plus there is a covered carport accessible via full height wooden gates. The carport in turn leads to a detached, double garage, which provides further, secure parking options.

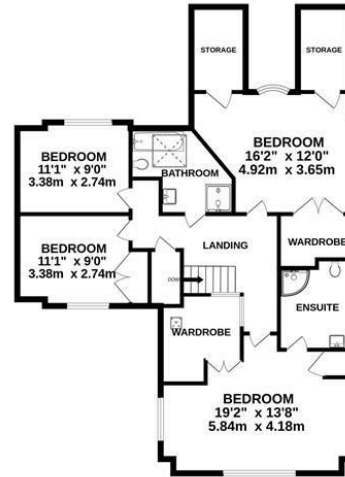




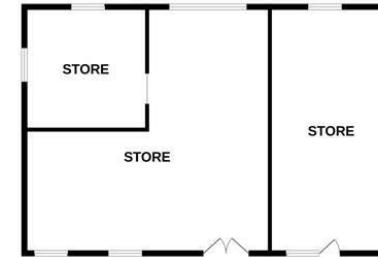
GROUND FLOOR  
1463 sq.ft. (135.9 sq.m.) approx.



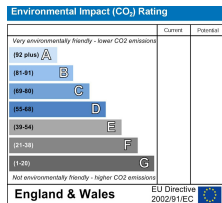
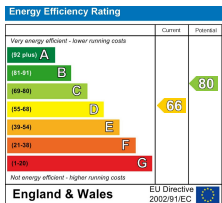
1ST FLOOR  
1036 sq.ft. (96.3 sq.m.) approx.



BARN  
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 3370 sq.ft. (313.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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SERVICES:  
Local Authority: Ingatstone  
Council tax band: E  
Post Code: CM4 0JY

VIEWING:  
Strictly by prior arrangement with Keith Ashton Estate Agents

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 375757 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)

