



**MEACOCK & JONES**

3 Bedrooms

Apartment

Located in Ingrave

**Guide Price  
£500,000 - £550,000**



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# 22 Thorndon Hall Thorndon Park Ingrave

Brentwood | | CM13 3RJ



\*\*\* Guide Price £500,000 - £550,000 \*\*\* This spacious apartment is set within the exclusive Grade 1 Listed Palladian style mansion, positioned in 16 acres of beautiful, undulating grounds, adjacent to Thorndon Country Park and Thorndon Park Golf Club.

A secure entry system leads into the building, with the grandeur evident as soon as you enter the property. A large hallway, with plentiful storage, gives access via double doors to the impressive lounge, with two sash windows enjoying fantastic views over the fountain and the golf course beyond. There is a good sized kitchen/dining room, extensively fitted with an abundance of units at base and eye level, some integrated appliances, plus room for a table and chairs should you so wish, and two sash windows. There are three double bedrooms, the main bedroom has a sash window to the front with views of the countryside via the atrium, plus floor to ceiling height wardrobes to one wall and matching cabinets. There is the benefit of an ensuite bathroom with dual sinks, bath and shower cubicle, plus a separate ensuite cloakroom. Bedrooms two and three also have sash windows offering views over the countryside via the atrium, and use of a cloakroom and bathroom across the hall.

Externally the residents and their guests will have access to the picturesque communal gardens, parking facilities, and a garage.

There is excellent nearby access to the A127, A12, and M25, as well as a good choice of train lines with West Horndon station providing direct services to Fenchurch Street, whilst Brentwood and Shenfield stations offer access to London's Liverpool Street, and provide the Elizabeth Line links.

The nearby parks and woodlands are beautiful spaces to enjoy, and the village of Ingrave has a couple of lovely public houses to visit, plus a garden nursery and convenience store.



# 22 Thorndon Hall Thorndon Park

Guide Price £500,000 - £550,000 Freehold

- BEAUTIFUL TRANQUIL SETTING
- THREE DOUBLE BEDROOMS
- SUPERB COUNTRYSIDE AND PARK VIEWS
- PLENTY OF PARKING AND A GARAGE
- GRADE 1 LISTED PALLADIAN MANSION
- TWO BATHROOMS & TWO CLOAKROOMS
- PICTURESQUE GROUNDS
- CLOSE TO MAIN ROADS & LOCAL RAILWAY STATIONS





**APPROX INTERNAL FLOOR AREA**  
**TOTAL 148 SQ M 1593 SQ FT**

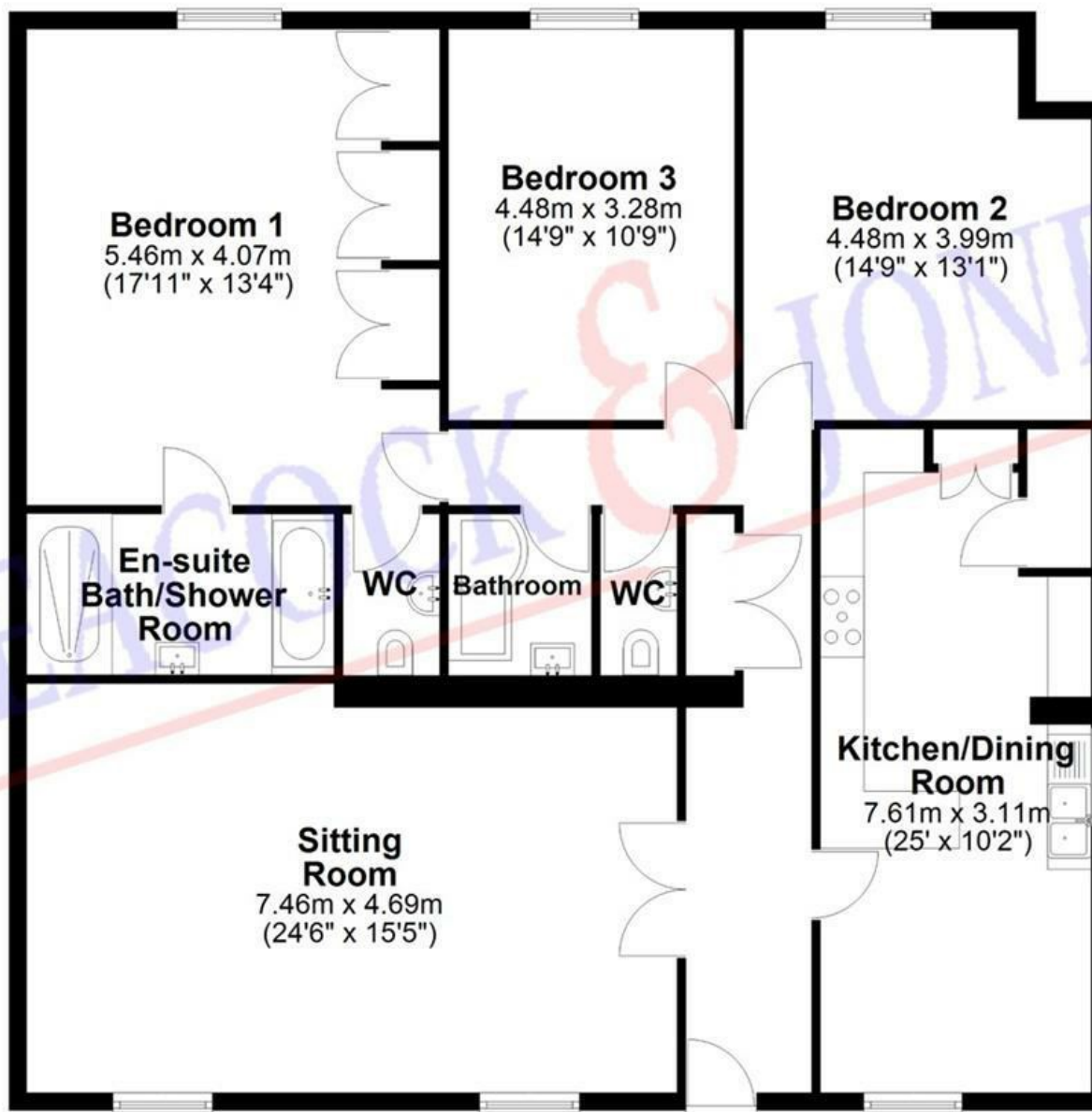
This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
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## Second Floor



efficient  
property  
marketing

**Accommodation comprises:**

**Entrance Hallway**

**Sitting Room**

24'6 x 15'5

**Kitchen/Dining Room**

25' x 10'2

**Cloakroom**

**Bathroom**

**Bedroom One**

17'11 x 13'4

**Ensuite Shower Room**

**Ensuite Cloakroom**

**Bedroom Two**

14'9 x 13'1

**Bedroom Three**

14'9 x 10'9

**Council Tax Band: F**

**Local Authority: Brentwood Borough Council**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
201-214	B		
155-200	C		
100-154	D		
69-99	E		
55-68	F		
35-54	G		
No energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

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