



# Modernised period house at the centre of the village

**40 High Street, Stock, Ingatestone, Essex**

£950,000 Freehold









Video tour available • Walking distance of village amenities  
• Garage - potential annexe/work-from-home facility\*  
• Manageable walled garden • Popular village surrounded by countryside • Good access to road and rail links • No ongoing chain

#### Local Information

Stock village centre: 600 yards; Ingatestone railway station and village: 4.6 miles; Billericay town and railway station: 3.3 miles; A12 (J16): 2 miles; Chelmsford city: 5.5 miles. All mileages approximate.

Stock, which is one of the most sought-after villages in Essex, enjoys an abundance of village amenities (including a C of E primary and pre-school, a village hall, four public houses and a general store) and is surrounded by beautiful stretches of open countryside with an extensive network of footways of bridleways.

Chelmsford city, to the north, provides a more comprehensive shopping centre, excellent recreational facilities and a good choice of schools including the renowned King Edward VI Grammar School, Chelmsford County High School for Girls and New Hall School. For the commuter access points to the A12 are within two miles, which interconnects with J28 of the M25.

There are railway stations at Billericay, Ingatestone and Shenfield into Stratford and London Liverpool Street and a Crossrail Services is due from Shenfield in the near future.

Sporting facilities in the area include Greenwoods Hotel and Spa situated at the centre of the village, Crondon Park Golf Club and Stock Brook Country Club which are all within a short drive.

#### About this property

Dating from the 18th or early 19th century, this attractive red-brick house is listed Grade II of Architectural or Historical Interest and is also located within the village's conservation area. The house has been the subject of a comprehensive programme of restoration, exemplified by replacement Heritage double glazed windows, upgraded insulation, an open-plan kitchen/family room at the rear of the house complemented by a low-maintenance rear walled rear garden. The entrance hall has exposed studwork, which is open plan to a cosy sitting room/ground floor bedroom, which includes fitted shelving and a concealed pull-down bed ideal for guests. On the opposite side of the house is the principal living room, the focal point being a red-brick fireplace with living flame gas fire complemented by other period features such as exposed studwork and ceiling timbers. The room has a good deal of natural light with three sets of windows. At the rear of the house is a kitchen/garden room. The garden room has two automated





skylights and sliding doors leading directly into the garden. The kitchen is finished with a range of Shaker-style units topped with granite and including an integrated dishwasher, waste disposal and fridge and behind the kitchen is a second kitchen/prep utility room, again with granite tops plenty of storage and two larger cupboards. Adjoining is a ground floor cloakroom and utility area with space for washing machine and dryer.

On the first floor there are three good sized bedrooms. The principal bedroom has exposed studwork, an en suite dressing room and shower room. The two other bedrooms include a cast iron fireplace, exposed timbers, one with fitted furniture which is ideal as a secondary area for home working. The property has been sympathetically decorated throughout with period colours which complement the property's features.

### Outside

Adjacent to the house is a dual gravelled drive which in turn leads to a detached garage/workshop\* with internal studwork partition and loft area. This is a sizeable building sitting close to the main house and offering the possibility of conversion to an annexe or work-from-home facility.

The rear gardens are walled and planted for all-year colour an interest and designed for low maintenance with astroturf, stone terrace and patio with a storage area housing the property's boiler.

### Tenure

Freehold

### Services

Mains water, gas and electricity. Mains drainage. Underfloor heating to the kitchen.

### Directions

On approaching Stock village from the Chelmsford direction, cross over the zebra crossing, pass Mill Lane on your left-hand side and the property will be found a short distance along on the right-hand side behind white picket fencing. Parking is to the left of the house in front of the garage.

### Energy Performance

EPC Rating = Exempt

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office. Telephone: +44 (0) 1245 293 233.









Approximate Gross Internal Area  
1640 sq ft (152 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.sphotos.co.uk

