



# Grade II listed House in Ingatestone Village

100 High Street, Ingatestone, Essex

Freehold





Picture-perfect Georgian village house • many fine period features • walled gardens with folly • garage and parking • walking distance of shops and railway station • no ongoing chain

Ingatestone railway station: 0.5 miles (rail service to Stratford and Liverpool Street); A12 (junction 13): 1 mile; Shenfield: 4.2 miles (Crossrail from 2021); M25 (junction 28): 6.9 miles; Chelmsford city: 6 miles.

Ingatestone lies approximately 6 miles to the south of the city of Chelmsford. It's a picturesque and very popular Essex village which includes a mainline railway station serving Stratford and London Liverpool Street. The village has a number of amenities including Ingatestone Infant School on Fryerning Lane and the highly reputed Anglo-European School. The village has a number of eateries, a selection of shops and delicatessens, two village pubs (The Bell and The Star) together with a popular lounge bar and grill within walking distance of the property. Also within the village is a library, a post office and a selection of village clubs, including Ingatestone and Fryerning Tennis Club. Bordering the village to the north lies the A12 with access both north and south connecting Junction 28 of the M25. To the north, Chelmsford city offers a wide variety of facilities including a bustling

shopping centre and excellent private and state schools. It also provides superb transport links with a station on the main line into London Liverpool Street, whilst to the south Shenfield and Brentwood both have railway stations which are due to have a Crossrail service from 2021/22, and Brentwood is the home of the renowned Brentwood School.

The house is a classical Georgian property, with later additions, enjoying a lovely walled rear garden. Situated at the centre of Ingatestone, it is an integral part of the village scene. The house, which is listed Grade II, dates from the late 18th century and was altered and restored in the 20th century. The listing goes on to say "...timber framed, plastered and weather boarded, roofed with hand made and machine made red clay tiles..."

The accommodation is elegant with a wealth of character and good ceiling heights and the principal reception room enjoys the benefit of a red-brick fireplace with wood burner and deep curved bay windows. The house is approached over a set of stone steps with a wrought iron handrail.







A door opens into a panelled vestibule, which in turn opens into the study and living room, containing some fine exposed timbers, wall panelling and a galley library area. Slightly elevated from the reception room lies a dining room with exposed ceiling timbers and adjacent is a ground floor cloakroom. The kitchen, situated at the rear of the house, is fitted with a range of oak units to base and eye level and incorporates a butler sink unit, granite tops and a clay-tiled floor. There are lovely views and a door out to the gardens and terrace. Adjoining is a utility room housing the boiler and space for white goods.

A fine staircase rises through the centre of the house with a tall rear window providing a good deal of natural light and leading to the split-level first floor landing. The principal bedroom, situated at the front of the house, has two deep sash windows and a window overlooking the rear garden, providing a light and airy room with high ceilings, exposed timbers and has a former fireplace as a focal point. There is an en suite dressing room and en suite cloakroom with space for a shower cubicle. Both bedrooms 2 and 3 have lovely vaulted ceilings with exposed timber and studwork. Bedroom 2 has access to external stairs from the garden. On the first floor is a large bath/shower room and

from the landing a door opens to a further staircase leading to the second floor with two attic rooms.

A shared service road to the rear of the property leads to a parking area behind the garden in to a detached double-length brick garage. The rear gardens, which enjoy a westerly aspect, are walled. Immediately behind the house is a large sunken terrace ideal for al fresco dining with a brick pathway that splits the lawn from the deep flower beds towards the rear of the garden, which also includes a delightful open-fronted folly.

**Services:** All mains services connected.

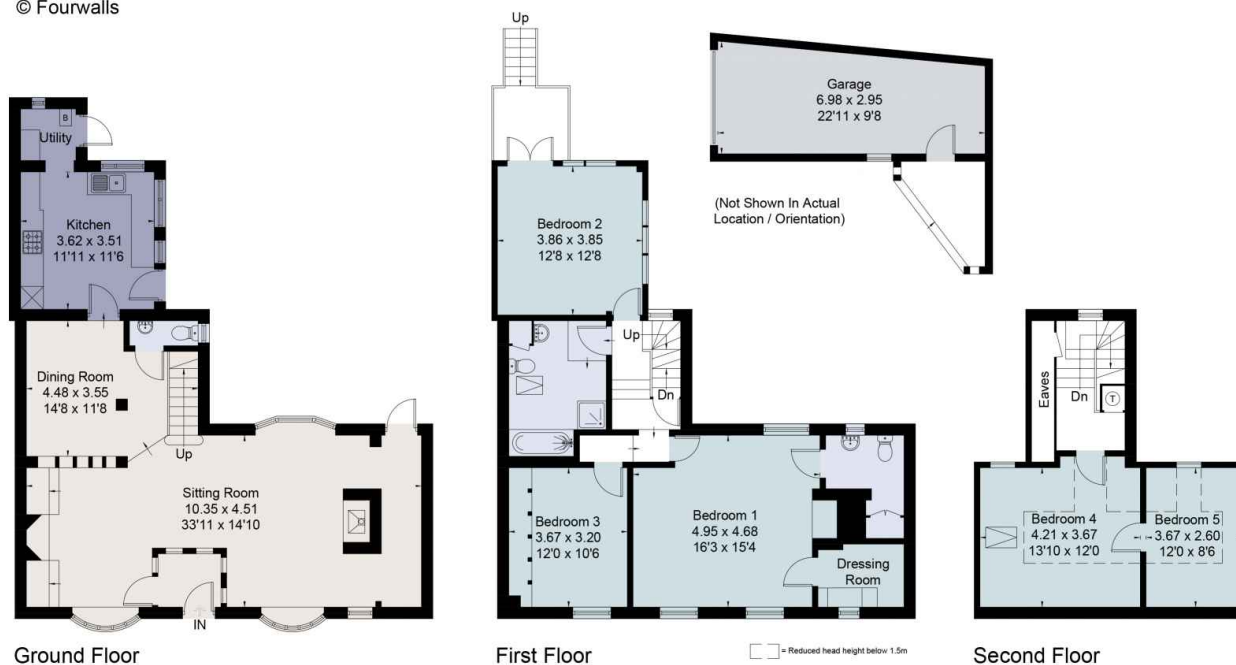
**Directions:** Entering the village from the Brentwood direction, continue on to the High Street and the property will be found on the left-hand side opposite The Bell public house. Parking can be found by continuing past the house, turning left in to Market Place, whether the village parking area will be found on the right-hand side. However, on the left-hand side is a service drive leading behind some properties to a parking area at the bottom of the garden and to the garage.

**Viewing:** Strictly by appointment with Savills.





Approximate Area = 186 sq m / 2002 sq ft  
(Excluding Eaves)  
Garage = 18.4 sq m / 198 sq ft  
Total = 204.4 sq m / 2200 sq ft  
Including Limited Use Area (17.9 sq m / 193 sq ft)  
For identification only. Not to scale.  
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 261281

For identification only. Not to scale. © SAW 02028081

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

