



MEACOCK & JONES

4 Bedrooms

Cottage

Located in Ingrave

**Guide Price
£900,000**



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01277 218485

7 School Lane Ingrave

Brentwood | Essex | CM13 3RB



Meacock and Jones are delighted to offer for sale this beautiful grade two listed cottage dating back to the 18th century and situated within a very private sought after turning. The property has many characterful features throughout, such as original beams and fireplaces, sash windows, and sits on a beautifully maintained plot that measures approximately 0.2 of an acre. NO ONWARD CHAIN.

The accommodation commences with a fantastic split room creating a couple of areas for relaxation and entertaining, with an attractive wooden floor that flows through the ground floor rooms and an open fireplace with exposed brickwork creating the divide. The kitchen is nicely appointed with white in-frame wooden units and contrasting granite work surfaces, some integrated appliances, and views over the rear garden. Behind the kitchen there is a conservatory with built in cabinetry and seating area, with windows and french doors overlooking and leading to the lovely gardens. There is an additional living room, providing another comfortable space to relax, and french doors lead into the conservatory. At the back of the property is a four piece family bathroom with Velux window allowing natural light flow. There is also a utility area with space for appliances. Stairs rise up to the first floor where there are four good sized double bedrooms, the main bedroom being dual aspect, with high ceilings, beams and enjoying views over the garden. There is a modern fitted shower room completing the internal accommodation.

Externally the property is tucked away from the road and has parking for numerous vehicles, plus a large lawned area to the front. To the rear the private gardens have been beautifully kept, mainly laid to lawn with mature shrubs, and a paved area with built in barbecue. The garage has been converted into an outside office. This is a unique opportunity to acquire a beautiful home in an idyllic spot.



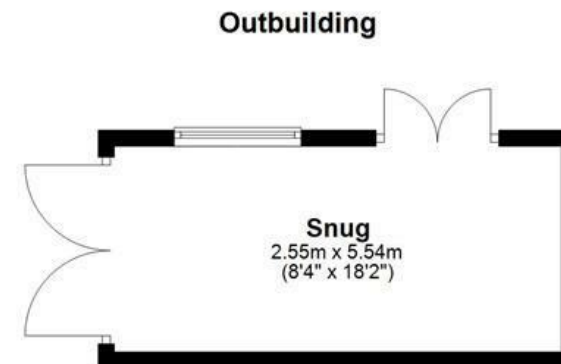
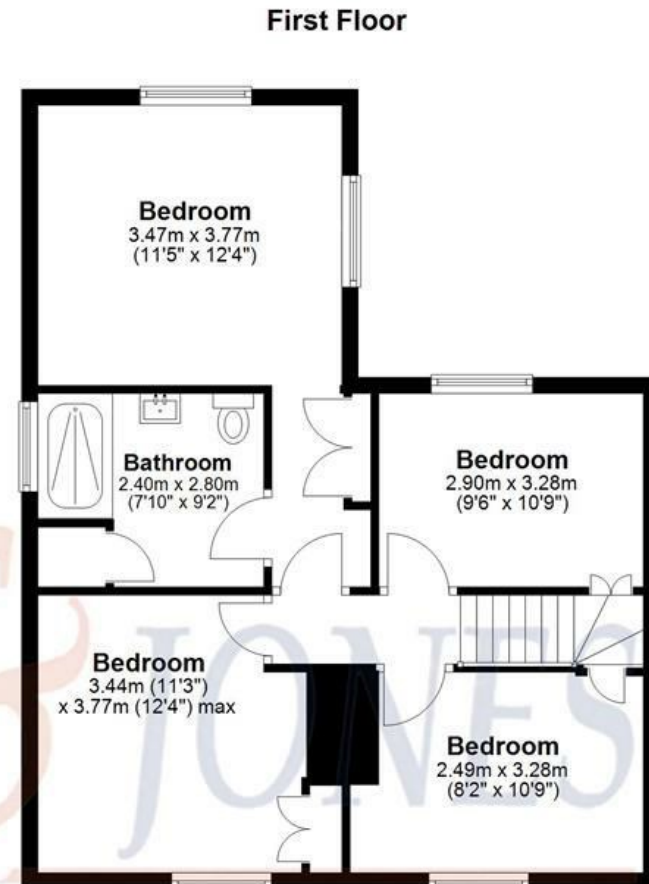
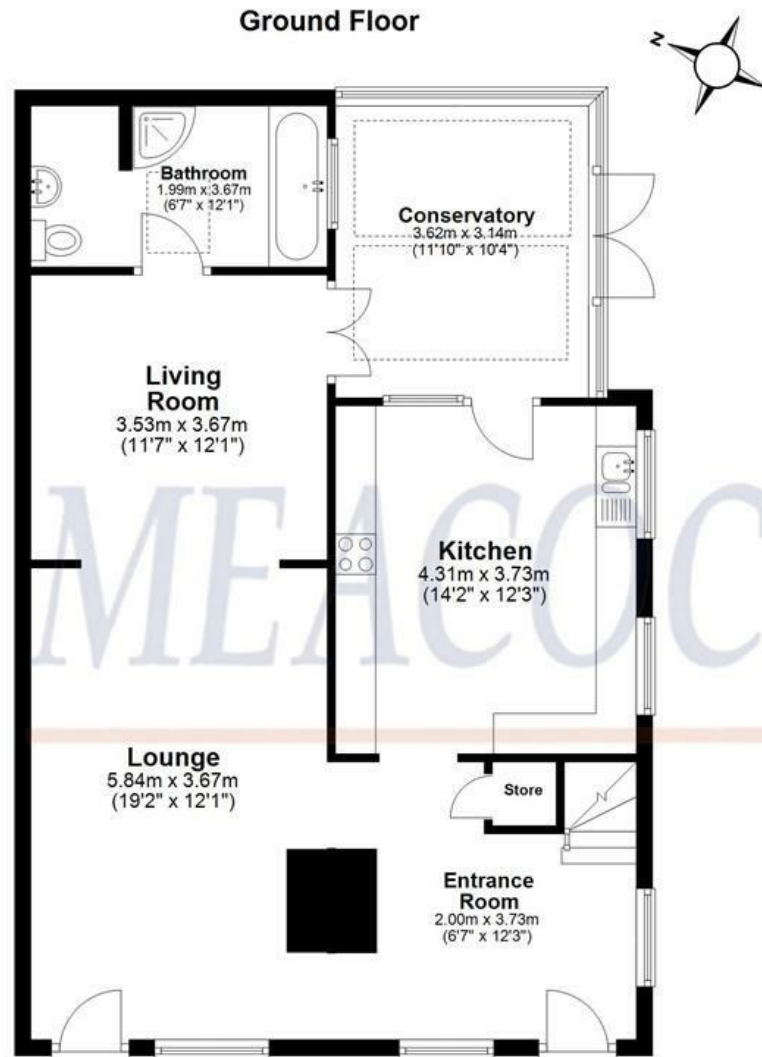
7 School Lane, Ingrave, Brentwood

Guide Price £900,000 Freehold

- Grade II Listed Detached Property
- Three Reception Rooms
- Conservatory
- Sought after Village Location
- Quiet Cul-de-Sac Location
- Four Double Bedrooms
- Modern Kitchen
- En-suite Shower Room
- Approximately 0.2 Acre Plot
- NO ONWARD CHAIN







Total area: approx. 153.2 sq. metres (1649.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

School Lane

Accommodation comprises:

Entrance Room

12'3 x 6'7

Lounge

19'2 x 12'1

Living Room

12'1 x 11'7

Kitchen

14'2 x 12'3

Conservatory

11'10 x 10'4

Ground Floor Bathroom

12'1 x 6'7

First Floor Landing

Master Bedroom

12'4 x 11'5

Shower Room

9'2 x 7'10

Bedroom Two

12'4 max x 11'3

Bedroom Three

10'9 x 9'6

Bedroom Four

10'9 x 8'2

Externally

Outside Office

18'2 x 6'6

MEACOCK & JONES

106 Hutton Road

Shenfield

Essex

CM15 8NB

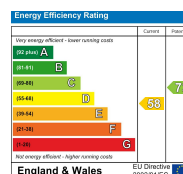
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Council Tax Band: G

Local Authority:



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.

