



**Keith
Ashton**

Spurriers Farm Barns, Norton Heath
Ingatstone



2 SPURRIERS FARM BARNES

Norton Heath Ingatestone, CM4 0LQ

Offers In Excess Of £875,000

Set behind a gated entrance in the rural location of Norton Heath and with countryside views to the rear elevation, we are delighted to bring to market this characterful, 5 bedroomed, barn conversion which forms part of the Spurriers Farm Barn complex, consisting of just two other beautiful barn conversions. This impressive property has accommodation of around 2891 sq.ft and enjoys its own private garden along with additional garden/paddock with post and rail fencing opposite the loose stone courtyard. There is ample parking provided for several vehicles which includes a detached double garage with a games room/gym/office adjacent. Whilst having a rural location, viewers will note that it does have excellent road access along the A414 to Chelmsford and Ongar and further beyond to Harlow with the junction of the M11.

FIVE BEDROOM BARN CONVERSION
HOME OFFICE & ADDITIONAL STUDY

2891 SQ.FT OF ACCOMMODATION
GALLERIED LANDING OVERLOOKING SITTING ROOM

EN-SUITE TO MASTER BEDROOM
DOUBLE GARAGE & SEPARATE GYM/OFFICE

UN-OVERLOOKED GARDEN & SEPARATE PADDOCK
UNDERFLOOR HEATING TO BOTH LEVELS

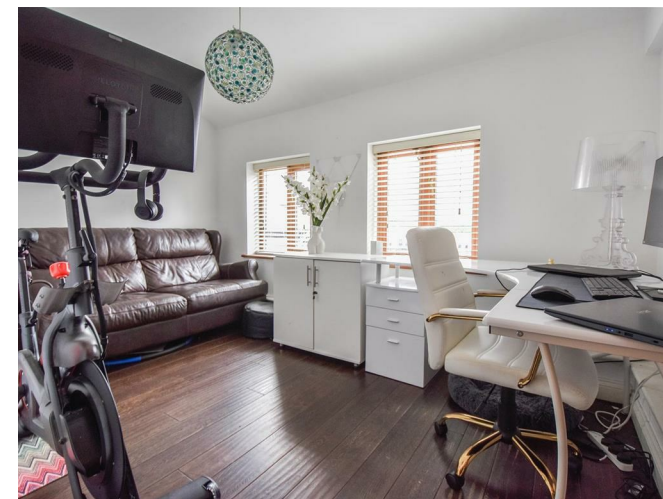


Description

Entering the property via a beautiful oak door you find yourself in a bright and spacious entrance hall with engineered oak floor and an oak staircase rising to the first-floor level. Of note is a spacious lounge with beamed walls and beamed double-height ceiling, $\frac{3}{4}$ height window with French doors opening to the front elevation, and a lovely galleried landing. The lounge is open plan to the dining room, also with engineered oak flooring and you will find a door in this room which leads to a home office. The kitchen has been fitted in a range of 'Shaker' style wall and base units with granite work surfaces over with appliances to include an electric Range style cooker and hob with extractor above. There is additional space for appliances in the utility room, accessible from the kitchen, here you find wall and base units to match the kitchen, plus a further sink unit. Also to this level is a ground floor cloakroom and an additional study which has access into the garden.

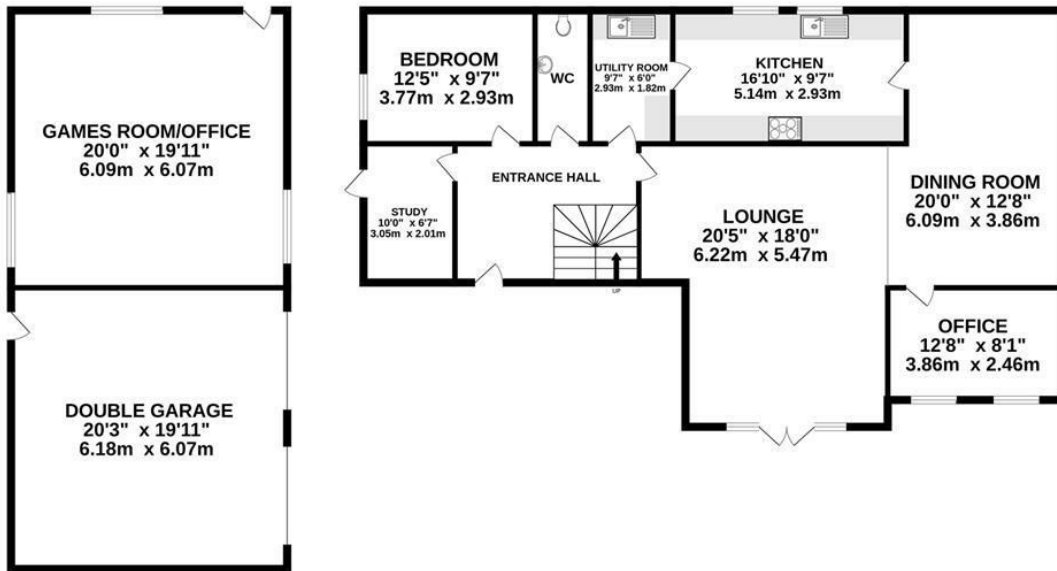
This lovely home has FIVE bedrooms, one of which is located on the ground floor level and four further bedrooms located on the first floor, with all bedrooms are of good-sized and proportions. The first-floor master bedroom is a spacious room featuring a high beamed ceiling, and benefits from having access to an en-suite shower room. Additionally, there is a main family bathroom with jacuzzi bath, separate shower cubicle, wash hand basin and w.c. As previously mentioned, a galleried landing overlooks the main lounge area, providing a lovely focal point. Viewers will note that both the ground and first floor levels have a water-based underfloor heating system and there is a full burglar alarm system, including cameras located around the property.

Externally you have your own secluded, private garden which is predominantly laid to lawn and there is a further garden/paddock with post and rail fencing which is accessible from the courtyard. Behind a wooden five-bar gate you have your own parking for multiple vehicles in addition to a double garage. Adjacent to the garage is a large games room/gym/office with polished tiled floor and pedestrian door into the garden.

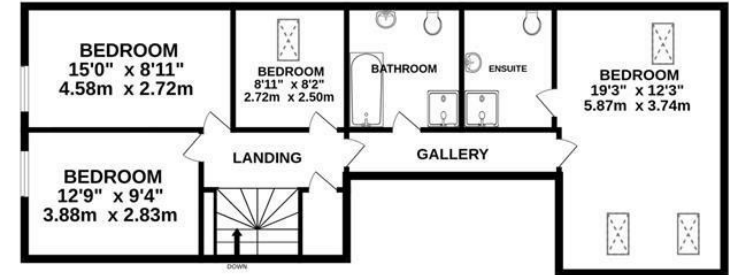




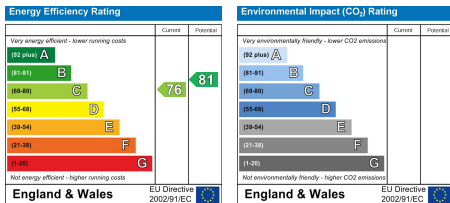
GROUND FLOOR
2051 sq.ft. (190.5 sq.m.) approx.



1ST FLOOR
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 2891 sq.ft. (268.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Ingatstone
Council tax band: G
Post Code: CM4 0LQ

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

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

