



Keith  
Ashton Land & New Homes

Nine Ashes Road, Nine Ashes  
Ingatstone



## PLOT 5, ASH TREE GROVE NINE ASHES ROAD

Nine Ashes Ingatestone, CM4 0JY

£775,000

Ash Tree Grove, Ingatestone is an exclusive new development of just nine BRAND NEW detached, four-bedroom family homes. Set over three levels and beautifully designed throughout each home offers spacious open plan living, quality fixtures and fittings and views to the rear over open countryside. This stunning development benefits from a secluded setting and being conveniently situated within easy reach of Chipping Ongar, Blackmore, Chelmsford and Brentwood, plus being well positioned for easy access into London. Families looking at schooling options should note that there is an excellent choice of local schools, including Blackmore Primary School, Moulsham Secondary School, Ingatestone Infant School and Larchwood Primary School.

BRAND NEW DETACHED FAMILY HOME  
GROUND FLOOR CLOAKROOM

FOUR DOUBLE BEDROOMS  
FIELD VIEWS TO REAR

EN-SUITES TO BED 1 & 2  
OPEN PLAN LIVING SPACE

KITCHEN / FAMILY ROOM  
TWO PARKING SPACES WITH EV  
CHARGING POINT



## PLOT 5 – ASH TREE GROVE

### 4 BEDROOM DETACHED FAMILY HOME

#### KITCHENS:

- Modern Shaker Kitchens with handles
- Complementary light-coloured stone worktops and matching stone splashback
- 1.5 stainless undermount steel sink
- Sink tap in brushed steel
- Multi-gang switches for appliances

#### APPLIANCES:

##### (HIGH-END RANGE OF VISIBLE APPLIANCES)

- Eye-level single combi-oven with grill and built-in microwave (Bosch)
- Induction 5-ring hob
- Extractor hood
- Fully integrated 70 / 30 split fridge/freezer
- Integrated full-size dishwasher
- Integrated washer/dryer (or separate washing machine / tumble dryer to utility if applicable)

#### INTERNAL FINISHES:

- Walls: Dulux Pure White/Neutral
- Ceilings: Dulux Pure Brilliant White
- Skirting / Architrave / Doors: White
- Staircase: Brilliant White with handrail and newel cap
- Contemporary stainless-steel Ironmongery
- Contemporary luxury carpets in all bedrooms
- LVT (Luxury Vinyl Tile) flooring

#### CONNECTIVITY:

- BT Point to the living area

#### HEATING:

- Warm Water underfloor heating to the complete ground floor
- Radiators to first-second floor
- All heating by Modern Air Source Heat Pump

#### ELECTRICAL:

- White sockets and switches
- Low-energy downlighters in Kitchen, Bathrooms, entrance hallway and cloakrooms
- Ceiling-mounted smoke detectors
- USB plug sockets to bedroom, study space and kitchen

#### BATHROOM, EN-SUITES AND CLOAKROOMS:

- White contemporary sanitaryware fitted with chrome brassware
- Tiled Porcelain flooring
- Half-height tiling to walls with sanitaryware fitted
- Full-height tiling around bath and shower enclosures
- Single tile splash-backs to cloakroom basins
- Thermostatically controlled exposed shower valve with fixed head in Ensuite & glass shower screens
- All en-suites have concealed cistern WC's with soft close (family bathroom has standard WC)
- Heated towel rails to bathroom and en-suites
- Shaver socket
- Vanity units with drawers in family and second floor bathrooms
- Led lighted mirror to family bathrooms (ensuite sinks are wall hung)

#### EXTERNAL DETAILS:

- LED light on a PIR sensor front
- Switched light to the rear
- UPVC windows
- Composite front door
- Front paths and rear garden paved
- Landscaping to front gardens and rear gardens part laid to lawn –
- Close boarded fencing
- External tap to all plots
- EV charging point to each home

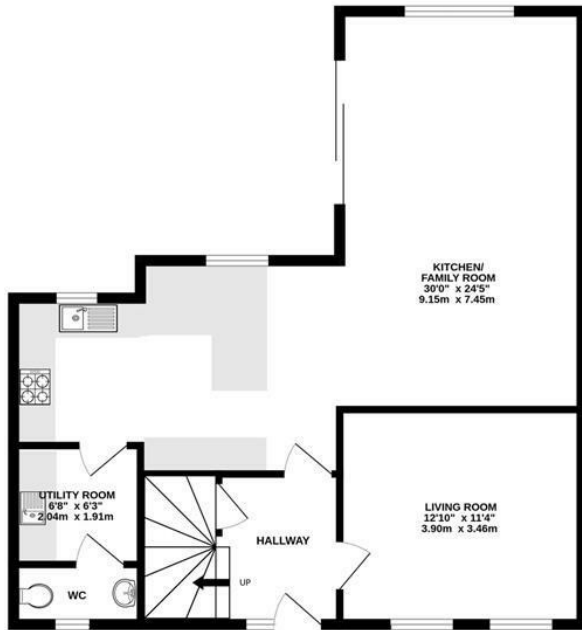
#### GENERAL:

- 10 Year New Build Warranty provided to all plots with Build Zone

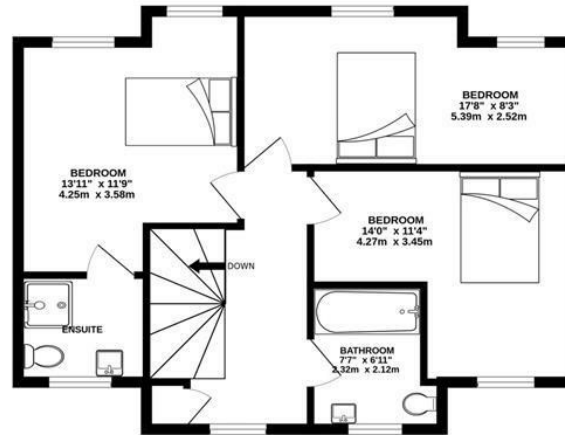




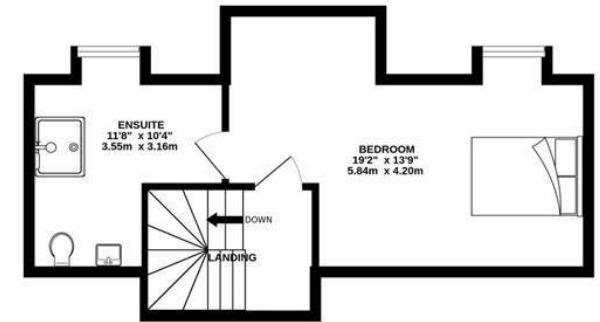
GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



2ND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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SERVICES:  
Local Authority: Ingatstone  
Council tax band: New Build  
Post Code: CM14 0JY

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](http://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](http://www.keithashton.co.uk)