



PERIOD
HOMES



Station Lane
Ingatestone CM4 0BL
£400,000

Station Lane, Ingatestone, CM4 0BL

Set within an impressive period building in the heart of Ingatestone, The Gate House is a beautifully presented one-bedroom home that has been thoughtfully updated to combine historic character with modern elegance and is offered with a share of the freehold.

The property offers a generous layout, with each room finished to a high standard. The entrance hall includes practical storage cupboards, while the bright and spacious living room enjoys large windows and ample space for both relaxing and entertaining. From here, an access hatch with built-in ladder leads to a large loft area - superb for additional storage. The sleek kitchen/dining room has been tastefully fitted with German contemporary cabinetry, high-quality appliances, and a stylish dining area, perfectly designed for everyday living. The double bedroom is a superb size and benefits from built-in wardrobes, while the bathroom has been refitted to a luxurious standard complete with underfloor heating, a freestanding bath and separate walk-in shower. Throughout, the home has been decorated with a modern, neutral palette, creating a calm and inviting atmosphere that enhances the natural light.

Outside, residents enjoy access to the established communal gardens that surround the building, providing an attractive setting and sense of privacy. The property also benefits from a parking space and garage.

This unique home blends period charm with contemporary interiors, making it an ideal choice for those looking for character, convenience, and comfort in one of Ingatestone's most desirable locations.

Other features include a Quooker tap, new kitchen appliances (Neff, Bosch & Samsung) and Villeroy Boch & Lusso Stone bathroom fittings.

Lease - 148 years remaining. Service charge - Approximately £1,444 PA





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THE GATEHOUSE

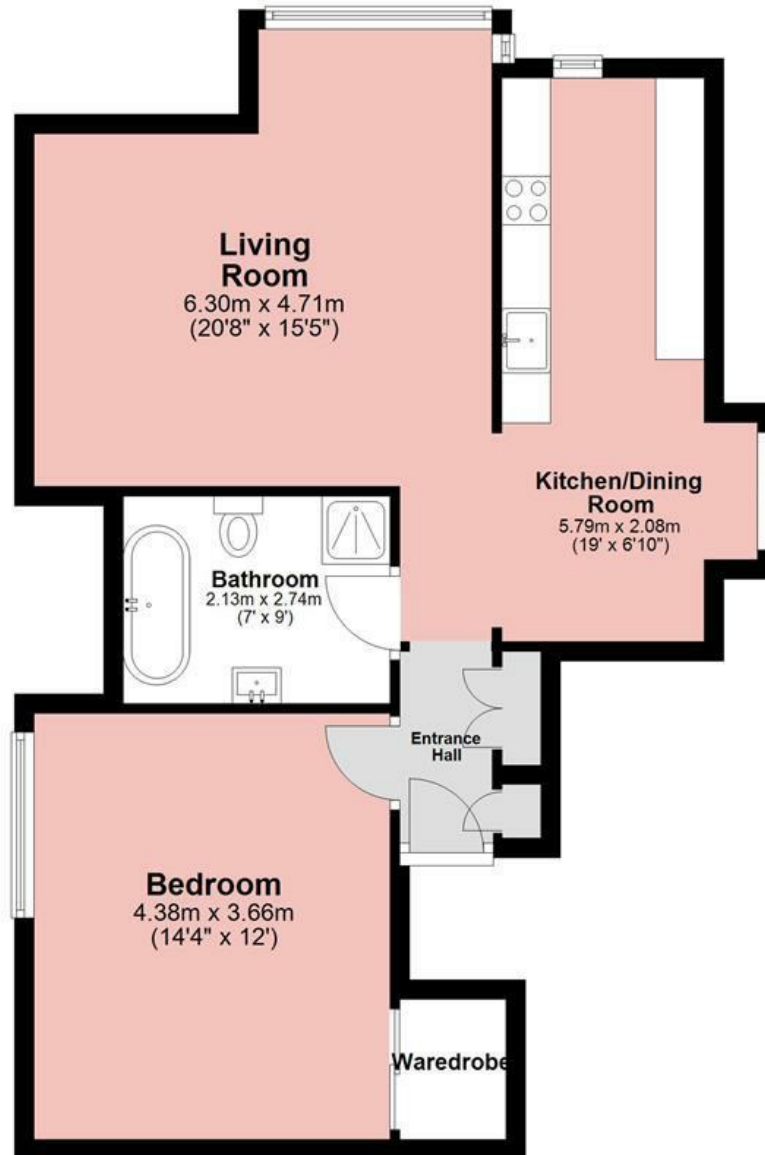
Approx. Gross Internal Area 75 Sq M (807.8 Sq Ft)



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Approx. 62.0 sq. metres (667.2 sq. feet)

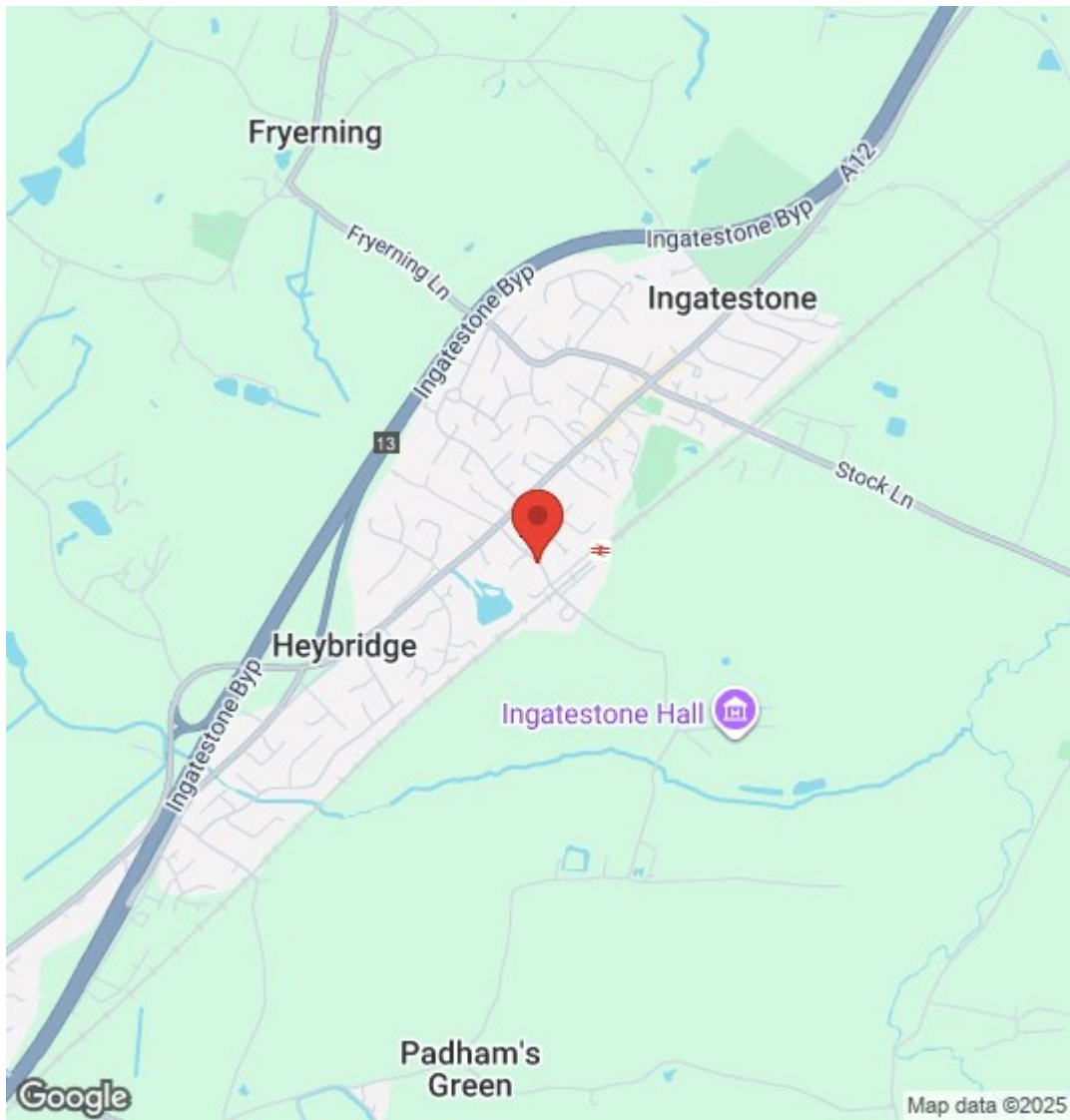


Outbuilding

Approx. 13.1 sq. metres (140.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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