



PERIOD
HOMES



Fryerning Lane
Ingatstone Essex CM4 0DD
Guide Price £1,650,000

Fryerning Lane, Ingatestone, Essex CM4 0DD

A wonderful example of a late Victorian detached home, tucked away in the very heart of Ingatestone village, set on a third of an acre plot with a discreet gated entrance.

Norton House is a true gem, built in 1894 and offering over 3,400 sq ft of living accommodation with further potential to extend (subject to planning permission), with the most superb front garden and established front boundary, offering incredible privacy and a pleasing feeling of space for such a convenient location.

Offering up to six bedrooms, two bathrooms, and three reception rooms, there is ample family accommodation, with conservatory, utility room, pantry, ground floor cloakroom, and the added benefit of an adjoining garage.

Mature gardens provide enjoyable outdoor spaces, with a sizeable rear garden in addition to the large frontage and spacious driveway.

With just a handful of detached, Victorian homes in the village, this is a rare opportunity indeed. On the doorstep of the High Street and under a ten minute walk to Ingatestone station, the property offers superb convenience for commuters.

This red-brick home has been loved for over 40 years and is ready for the next owners to enjoy and take forward for decades to come.









NORTON HOUSE

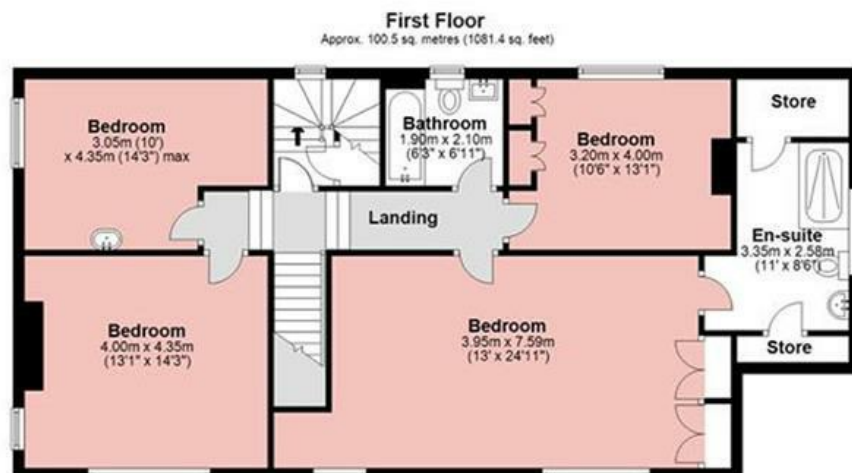
Approx. Gross Internal Area 352 Sq M (3788.6 Sq Ft)



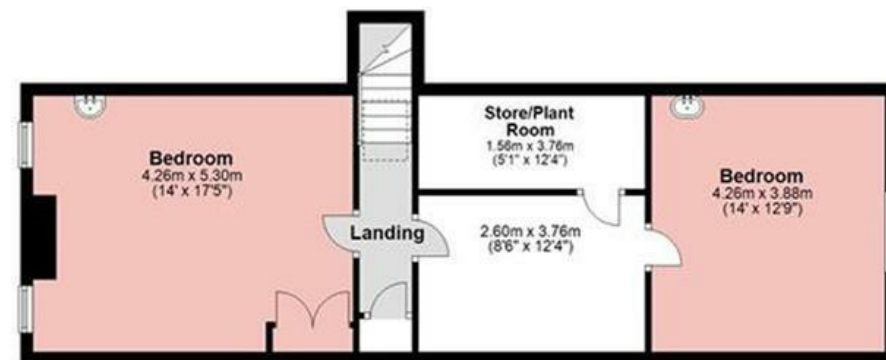
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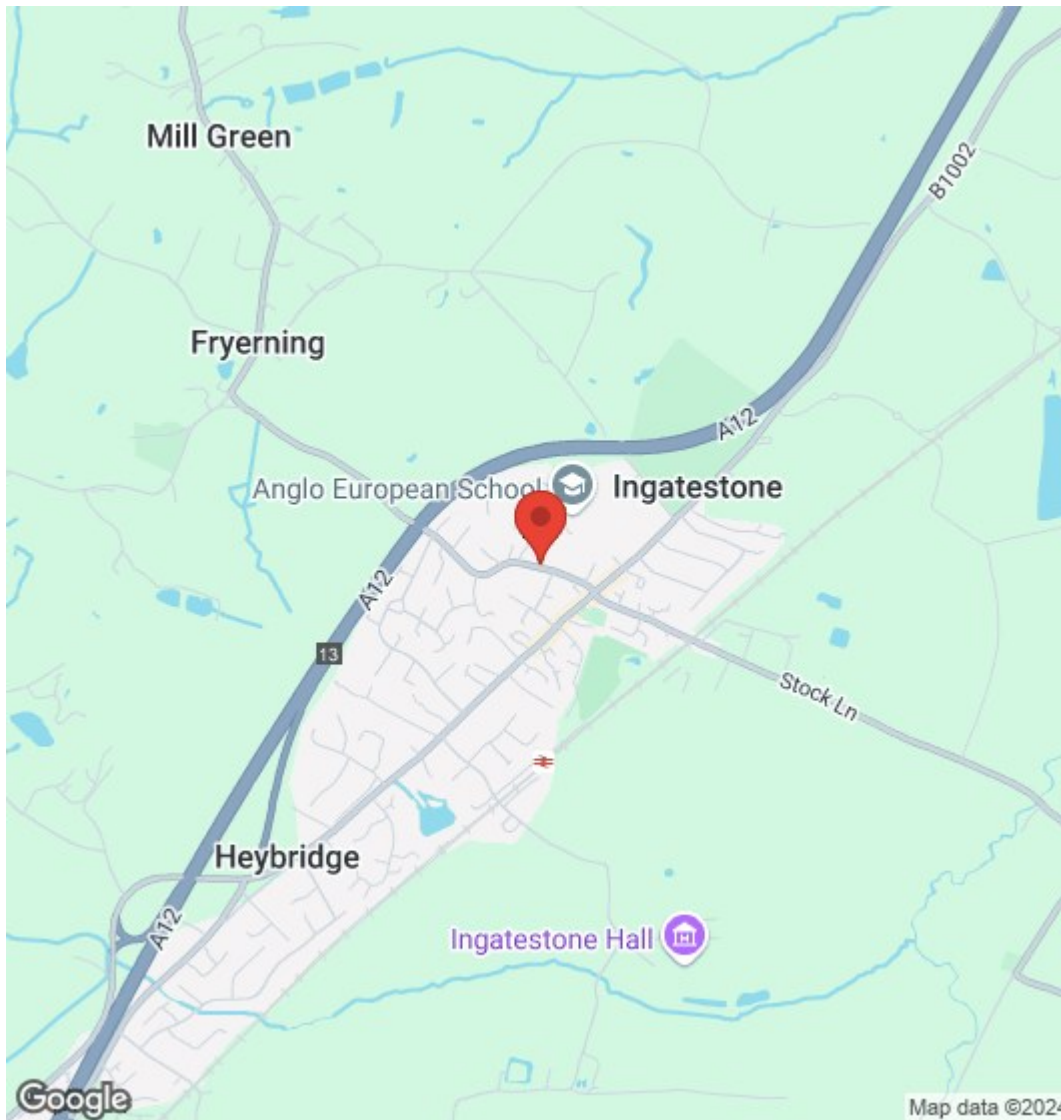
Outbuilding
Approx. 32.9 sq. metres (353.7 sq. feet)



Second Floor
Approx. 61.1 sq. metres (658.2 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		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(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	

PLEASE CALL 01277 288000 TO ARRANGE A VIEWING
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