



PERIOD
HOMES



Bakers Lane
Ingatstone CM4 0BZ
£450,000

Bakers Lane, Ingatestone, CM4 0BZ

This charming period cottage, arranged across three floors and extending to just under 950 sq ft, is set in the very heart of Ingatestone. Perfectly positioned to enjoy the village's shops, cafés, and amenities, it combines characterful features with flexible living space, offering the ideal blend of period charm and modern convenience.

The ground floor is light and welcoming, with a spacious living room featuring an exposed brick fireplace with wood-burner and timber beams, flowing into a dining room ideal for entertaining. To the rear, the modern fitted kitchen is well equipped with shaker-style units and leads directly into a ground floor bathroom and access to the courtyard garden.

On the first floor, there are two well-proportioned bedrooms, both with built-in storage, while the top floor hosts a generous third double bedroom with vaulted ceilings, exposed brickwork and a bespoke study nook – ideal as a spacious home office.

Outside, the property benefits from a private courtyard garden with rear access, offering a low-maintenance space for seating, potted plants, or a morning coffee in the sunshine. The property is entitled to two residents' parking permits on Bakers Lane for a small annual fee.









BAKERS LANE

Approx. Gross Internal Area 88.1 Sq M (948.8 Sq Ft)

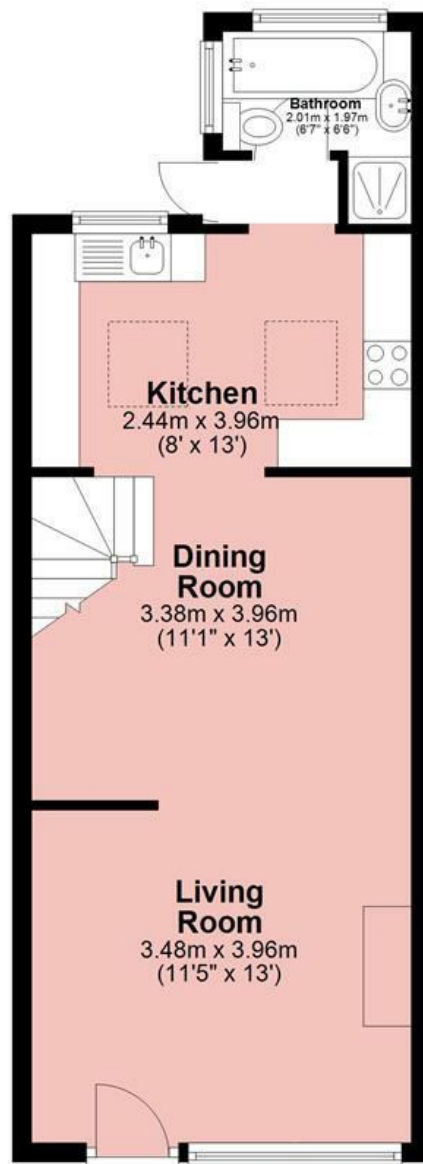


PERIOD
HOMES



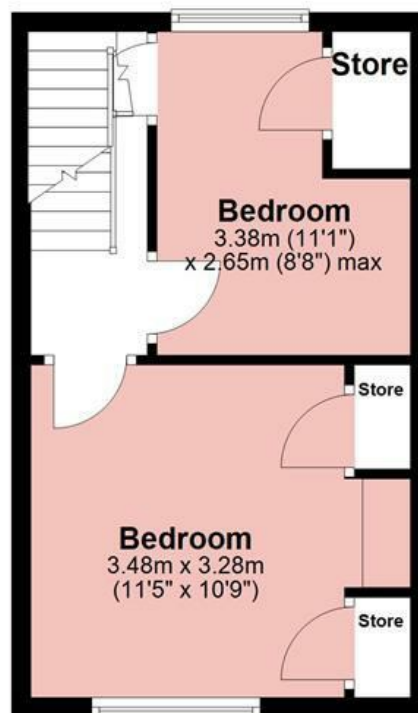
Ground Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.3 sq. feet)

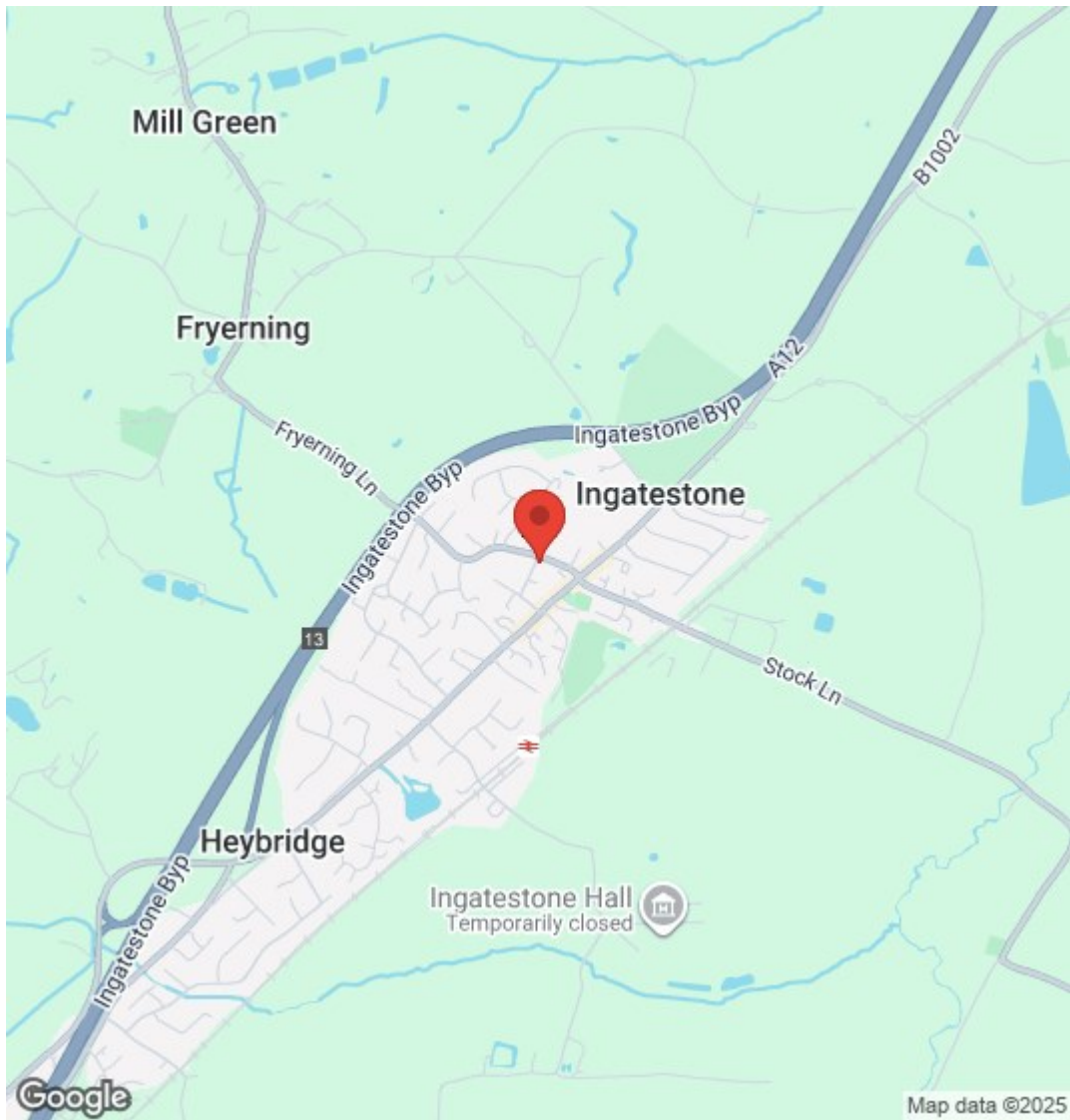


Second Floor

Approx. 19.6 sq. metres (210.6 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

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
www.periodhomes.co.uk

INDEPENDENT ESTATE AGENTS - VALUATIONS WITH NO OBLIGATION - PROFESSIONAL SERVICE

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide, no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or mis-statement in these particulars. Period Homes, a trading style of Walkers Village and Country Homes Limited do not make or give, whether in these particulars, during negotiations or otherwise, any representation whatsoever in relation to this property.

