



Blackmore Road
Blackmore, Ingatestone CM4 0JU
Guide Price £2,000,000-£2,200,000

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Ashlings Farmhouse is an exceptional residence finished to an impeccable standard, positioned just outside the sought-after village of Blackmore. Tucked away down a dedicated lane with a gated entrance serving only five exclusive homes, the property offers a perfect blend of luxury living in a countryside setting. A striking reception hallway with a galleried landing sets the tone for the impressive accommodation, leading to a 34ft formal lounge, a stunning 32ft open-plan kitchen/breakfast room with a bespoke wine storage area, and a second reception room currently used as a playroom. The ground floor also benefits from a utility room, a cloakroom/WC, and direct access to beautifully landscaped gardens through bi-fold doors.

Upstairs, the large master bedroom suite is a standout feature, complete with a dressing room and a luxurious en-suite shower room with a walk-in rainfall shower. Three further well-appointed bedrooms each boast en-suite facilities, with one featuring a freestanding ball and claw bath. The galleried landing provides a wonderful sense of space, and bespoke fitted storage further adds to the appeal of this first floor.

The property enjoys a generous rear garden extending beyond 75ft, designed for entertaining with multiple terraces, a built-in outdoor kitchen, a pizza oven, and a fire pit. A detached gymnasium offers versatility, with potential for conversion into an annexe or home office (STPP). A four-car detached carport, along with a rear driveway accessed via further electric gates, provides ample parking. This exceptional home offers an unrivalled standard of modern living in a peaceful yet accessible setting. With Blackmore village, local amenities, and key transport links nearby, this presents a rare opportunity for refined countryside living. Internal viewing is highly recommended to fully appreciate the scale and quality of this remarkable home.

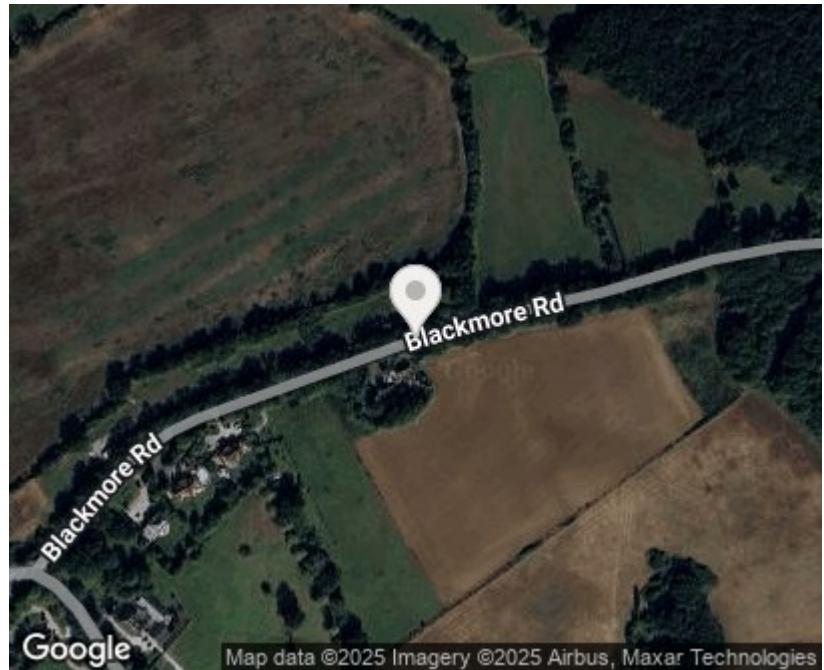
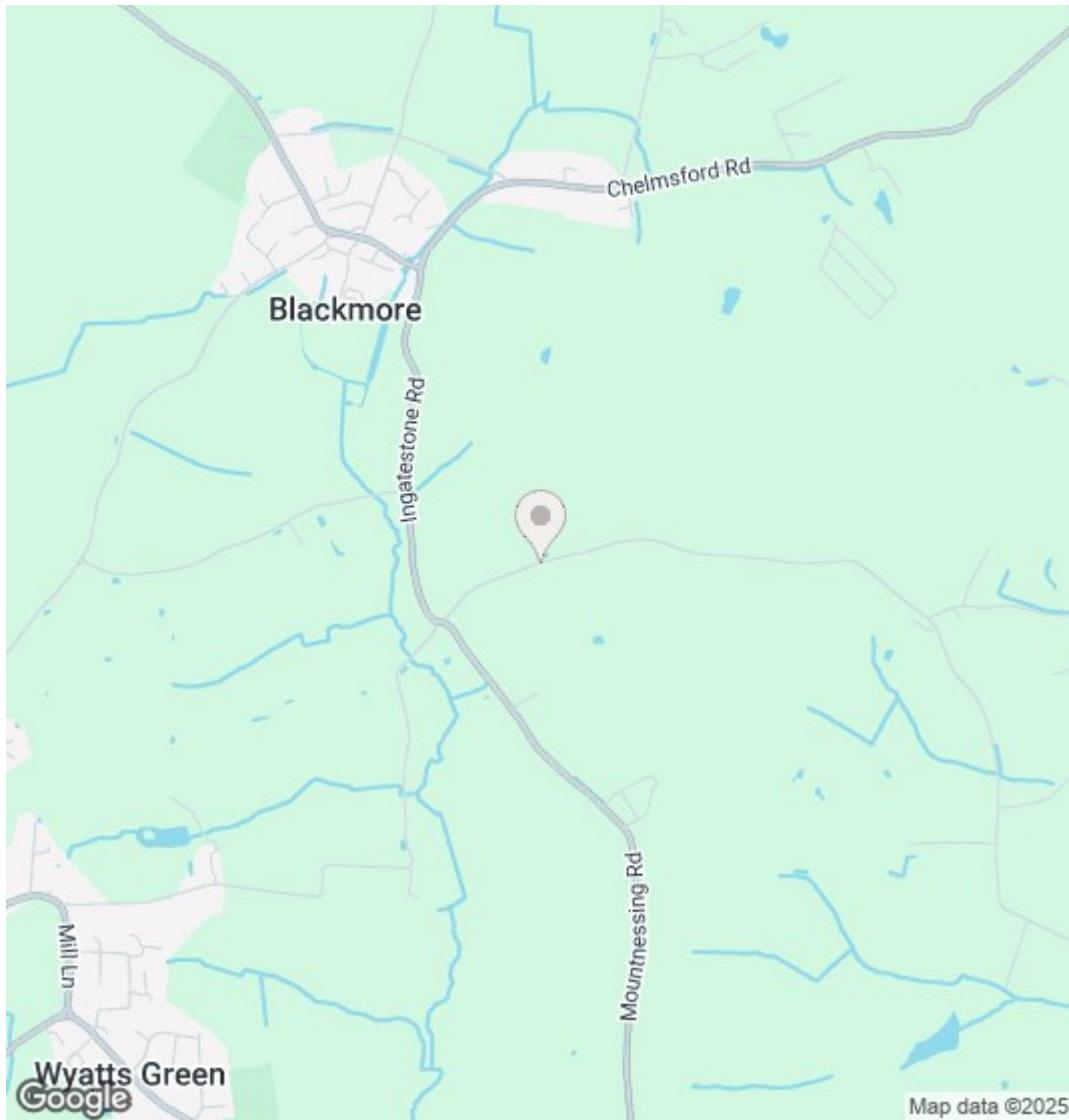












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 355005 TO ARRANGE A VIEWING

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