



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.











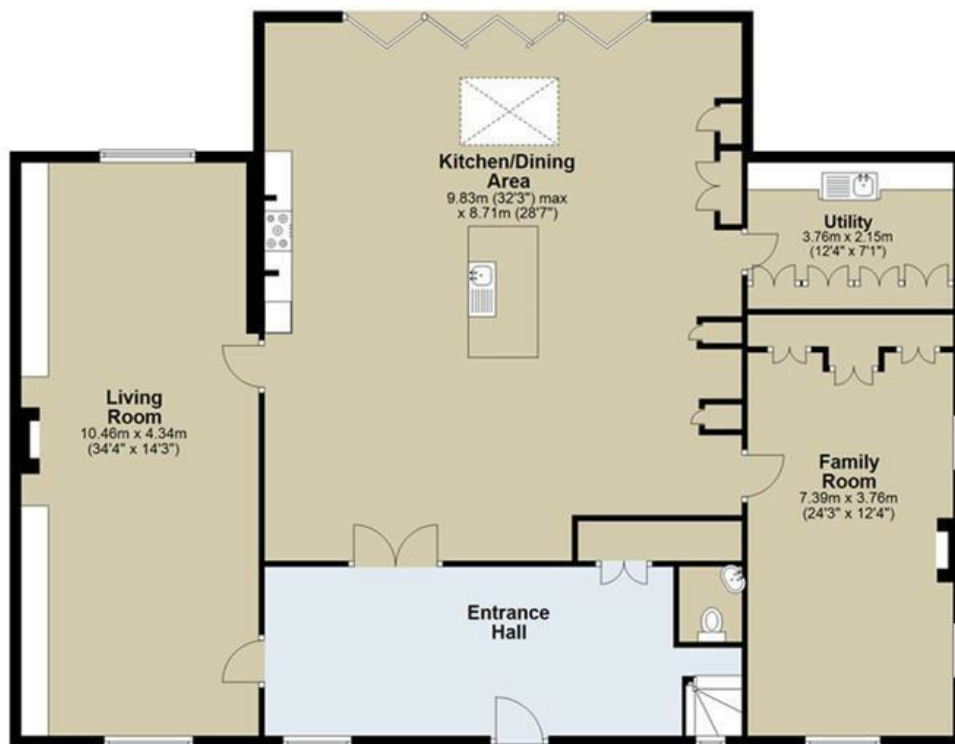






## Ground Floor

Approx. 200.3 sq. metres (2156.4 sq. feet)



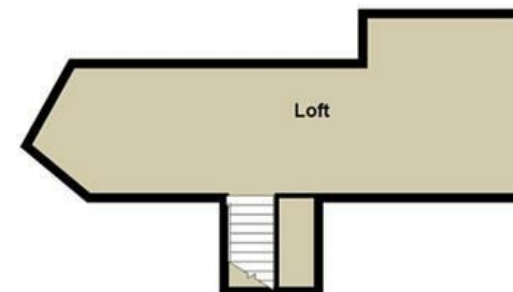
## First Floor

Approx. 154.4 sq. metres (1661.7 sq. feet)

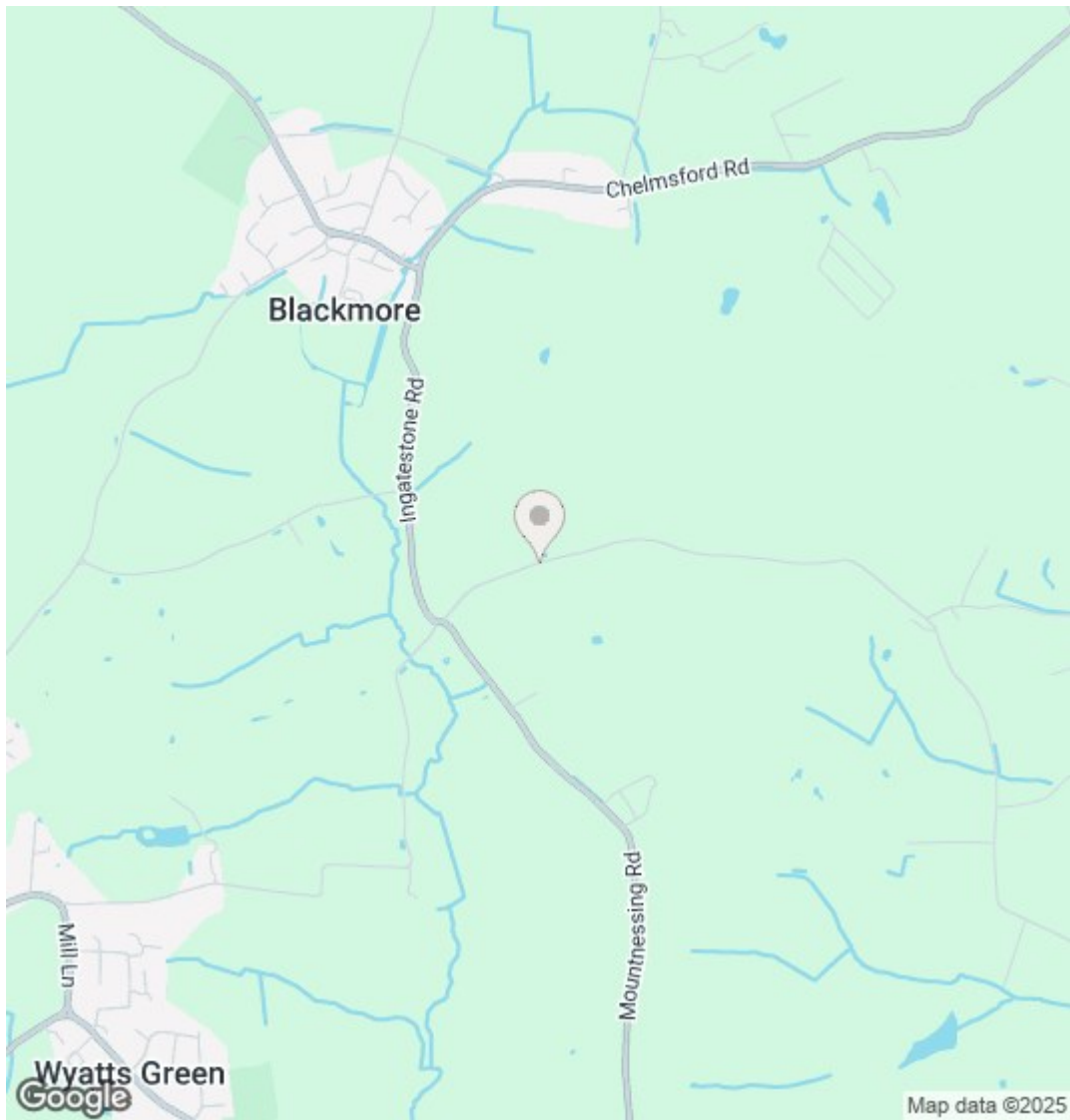


## Annexe

Approx. 57.1 sq. metres (614.7 sq. feet)







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	54	66
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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