



Hereward Mount
Ingatestone CM4 9PS
Guide Price £1,895,000

Hereward Mount, Ingatestone, CM4 9PS

Situated on a private, landscaped plot of circa 0.3 of an acre on this award-winning development, we offer for sale a superb, individually-designed home of circa 3,500 sq ft (inc. garage) with five en-suite bedrooms, a gated driveway and double garage.

Comprehensively upgraded since new and arranged over three levels, the well-planned accommodation commences with an impressive entrance hall leading to a highly appointed kitchen/breakfast room, which connects to a utility room and open-plan family room. There is also a study fitted by Clive Christian and a cloakroom/WC on this ground floor level. The entrance hall features striking floor-to-ceiling glazing with doors leading to the recently landscaped rear garden. A mezzanine lounge overlooks the rear garden and further accommodation includes an impressive primary suite, comprising a bedroom with vaulted ceiling, dressing room, luxury en-suite, and a balcony. Two further en-suite bedrooms occupy the first floor (one currently utilised as a further dressing room), with a further bedroom and en-suite at mezzanine level (above the lounge) and a guest suite/fifth bedroom to the second floor, with an en-suite and walk-in wardrobe.

Externally, the property enjoys a good size, unoverlooked rear garden, landscaped to offer a level lawn and attractive, red-brick retaining wall, with mature borders providing total privacy. A double garage and gated driveway are set to the south side of the property, offering ample secure parking.

Harvard Grange is situated on the immediate periphery of Stock and comprises 21 individually designed homes, all enjoying use of 8 acres of public open space, ideal for dog walking or a sunny stroll. This particular home was awarded silver in the 'Best Luxury House' category of the What House? Awards - "Stunning, fantastic, exceptional - a family home that's practical and full of character, fits its surroundings without copying them and offers oodles of space"











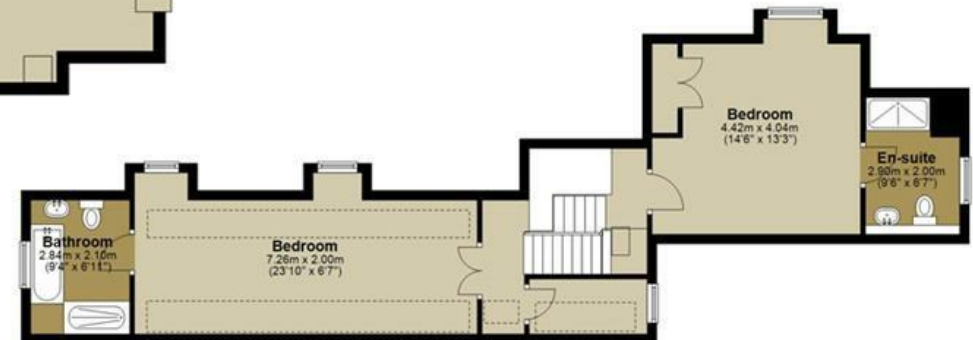
Ground Floor

Approx. 132.3 sq. metres (1424.2 sq. feet)



Second Floor

Approx. 69.4 sq. metres (746.5 sq. feet)

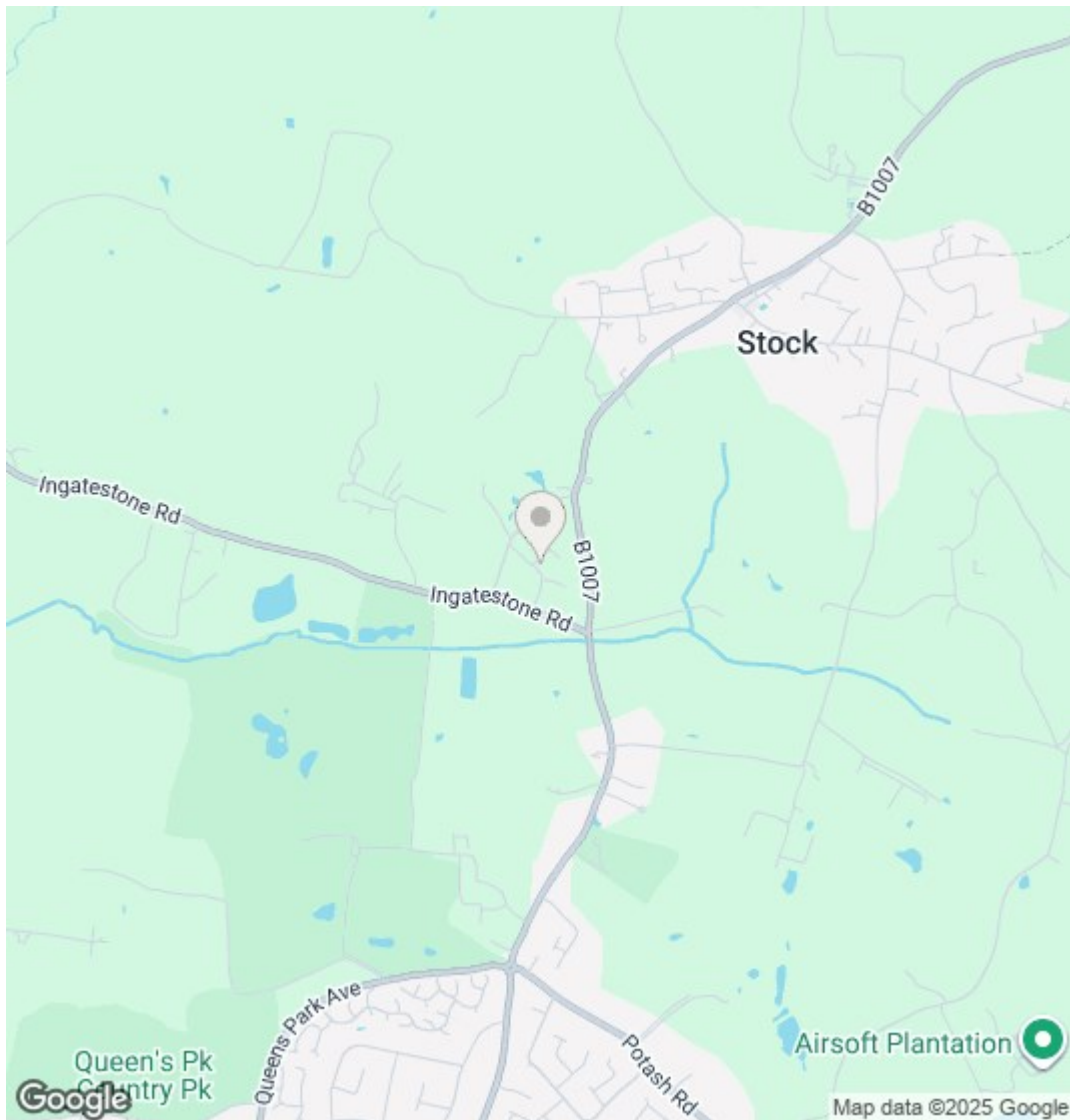


First Floor

Approx. 130.3 sq. metres (1402.3 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	79	83
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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