



Keith
Ashton

7 School Lane, Ingrave
Brentwood



SWIFT COTTAGE 7 SCHOOL LANE

Ingrave Brentwood, CM13 3RB

£925,000

Tucked away within a peaceful cul-de-sac in the heart of the highly sought-after village of Ingrave, this immaculately presented Grade II listed detached cottage offers a truly charming family home. Originally built as a pair of semi-detached cottages, the property has been thoughtfully transformed into the impressive four double bedroom home it is today.

Inside, the ground floor accommodation offers a wonderful sense of flow, with each space connecting seamlessly to the next while retaining an abundance of original character. Beautiful period features include exposed beams and original fireplaces, adding warmth and charm throughout.

Outside, the property occupies a generous plot of approximately 0.2 of an acre, which has been exceptionally well maintained over the years. The garden enjoys a predominantly southerly aspect and, being completely un-overlooked, provides a rare sense of privacy and seclusion. The property also benefits from ample off-street parking and a detached garage, which offers exciting potential for conversion into an annex, subject to the necessary planning permissions.

No Onward Chain

Detached Character Home

Grade II Listed Property

Garage with Annex Potential

Approx. 0.2 Acre Plot

Sought after Village Location

Four Double Bedrooms

Cul-De-Sac Turning



Description

The internal accommodation begins with an impressive open entrance hall, featuring stairs rising to the first floor and a central exposed brick fireplace creating a natural divide between the hallway and principal reception space. Although open-plan in feel, the reception room works exceptionally well in its current three-part arrangement. To the front of the property is a comfortable seating and study area by the wood burner, which flows naturally through to a music and reading space.

A pair of double doors then open into the conservatory/garden room, which is currently utilised as a more formal dining area. Its position immediately adjacent to the kitchen makes it particularly practical for entertaining, while the room also benefits from wonderful views across, and direct access to, the exceptional rear garden.

The kitchen is traditionally styled and fitted with a good selection of wall and base level storage units, generous areas of worktop and a range of integrated appliances. Completing the ground floor is a well-appointed bathroom with a separate shower, which also incorporates useful utility facilities.

Upstairs, the first two bedrooms are well-proportioned double rooms of a similar size and share access to a useful storage cupboard. A further, slightly larger double bedroom is positioned further along the landing, while the master bedroom occupies the rear of the property. This particularly spacious room enjoys a wonderful dual aspect, with southerly views extending across the garden and an east-facing window providing beautiful views towards the morning sunrise. There is also a substantial wardrobe/storage cupboard. Completing the first floor is a stylish shower room, finished to an excellent standard.

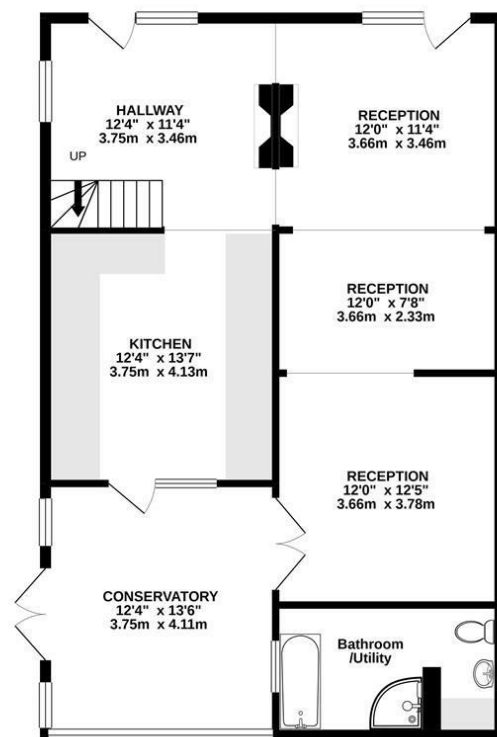
Outside, the garden is undoubtedly one of the property's standout features and provides an enviable setting within the village. Mature trees and established planting surround the boundaries, creating an exceptional level of privacy and seclusion. The property's distinctive position to the side of the plot allows the garden to enjoy a predominantly southerly aspect, maximising the available sunlight throughout the day.

A number of patio and seating areas have been thoughtfully positioned around the garden, providing a variety of spaces from which to enjoy the sunshine at different times of day. There is also a detached garage which offers excellent potential for conversion into an annex, home office, gym or similar additional accommodation, subject to the necessary planning permissions. To the front, a generous driveway provides off-street parking for multiple vehicles.

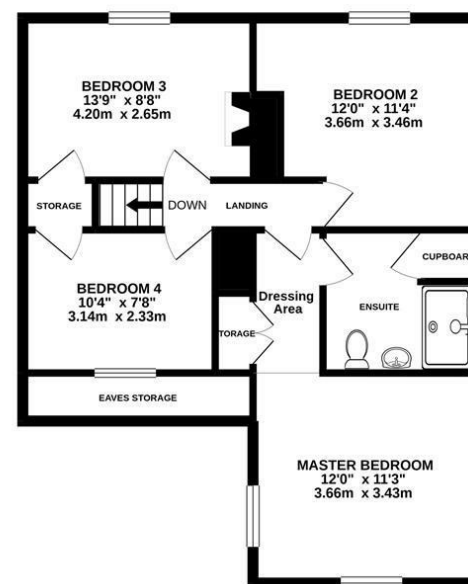




GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.

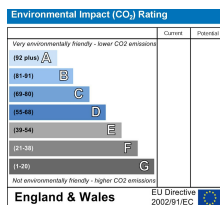
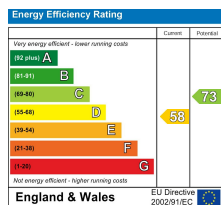


1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES:
Local Authority: Brentwood
Council tax band: G
Post Code: CM13 3RB

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk



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