



Ripplemead, 255 Nine Ashes Road, Nine Ashes, Ingatestone,
Essex

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**STRUTT
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BNP PARIBAS GROUP

Ripplemead

255 Nine Ashes Road, Nine Ashes, Ingatstone, Essex CM4 0LA

Spacious family home backing onto open farmland offered with the benefit of no onward chain

Blackmore village 1 mile, Shenfield 6 miles, Chelmsford city centre 8 miles, Ingatstone mainline station 5.5 miles (29 minutes to London Liverpool Street)

3 Reception rooms | Kitchen/Breakfast room
Utility room | Study | Pincipal bedroom with en suite | 4 Further bedrooms | Family bathroom
Garage | Garden | About 1/3 acre

EPC Rating D

The property

This modern family home combines character elements with space and comfort. Three large reception rooms, open plan kitchen and breakfast room with French doors to patio and garden produce a well laid out and spacious family living arrangement. Utility room off of the kitchen includes useful storage cupboards and back door access to garden. The reception hall leads to all main rooms including integrated garage, and leads to the stairs and downstairs cloakroom. Two characterful fireplaces in the front and rear reception rooms and the Shaker style kitchen with lovely wooden floors throughout the downstairs create a country home feel which reflects the farmland beyond the garden and village setting.

The central staircase leads to the first floor accommodation comprising the principal bedroom, with built in wardrobes and ensuite, looking out onto the garden. Three additional

bedrooms and family bathroom complete this level. The staircase then leads to the second floor landing and bedroom featuring three Velux windows.

Outside

Horseshoe paved driveway to the front allows excellent access with two five-bar gates and ample parking leading to the integral garage. The garden to the rear benefits from two glass French doors leading to the ample sized block paved patio. The lawn beyond extends to about 280 foot, with mature trees to one side providing shelter and privacy.

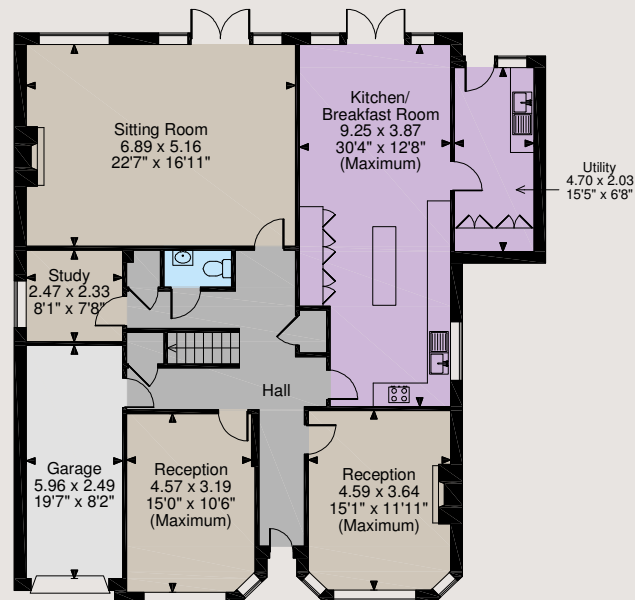
Location

The lovely hamlet of Nine Ashes is well situated close to the village of Blackmore where there are shops and pubs as well as a primary school and tennis club. A larger selection of amenities are available in Chipping Ongar just 3 miles away. Chelmsford and Brentwood 8 and 6 miles respectively provide plenty of shopping, recreational and educational facilities.

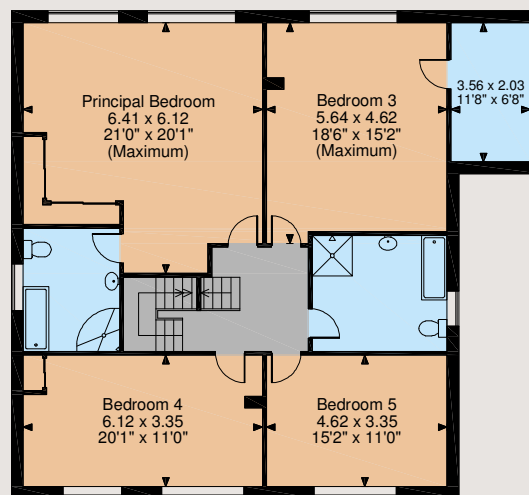




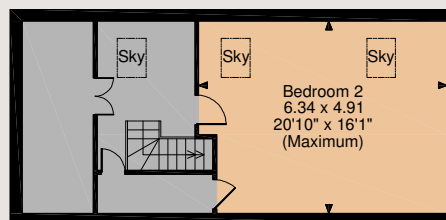
Floorplans
House internal area 3,772 sq ft (350.5 sq m)
For identification purposes only.



Ground Floor

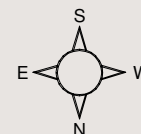


First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

Coming from Chelmsford, head west on the A414 towards High Ongar for 6.4 miles. Then turn left on Rookery Road and follow for 0.9 miles. Pass Nine Ashes Road on your left and the property is shortly after on your right.

General

Local Authority: Epping Forest District Council

Services: Mains

Council Tax: Band E

Tenure: Freehold

Guide Price: £1,250,000

Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

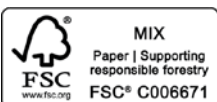
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