



# Nine Ashes Road

Ingatestone, Essex



BNP PARIBAS GROUP

## An outstanding five bedroom family home with separate annexe/studio set in an idyllic hamlet

An attractive family home configured and sensitively modernised to provide an elegant and practical family and entertaining environment. The property provides more than 3,400 square feet with additional annexe/studio and a garage.



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**ANNEXE/  
STUDIO**



**GARDEN**



**FREEHOLD**



**RURAL/  
VILLAGE**



**4,830 SQ FT**



**GUIDE PRICE  
£1,895,000**

### The property

Designed and presented to an exceptional quality is this beautifully appointed detached family residence.

Arranged over three floors, the house comprises five bedrooms, three bathrooms and an impressive family room addition to the rear of the building. The family room enjoys five sets of French doors opening out onto the external terrace, with gardens beyond. With soaring ceilings and ornate plaster work, this truly is an exceptionally grand room to entertain guests. A further sitting room located within the original part of the house enjoys a different vibe with vaulted timber framed finish and an ornate fireplace. The bespoke kitchen enjoys a range of fitted units and marble work top surfaces for food preparation. The utility room is positioned adjacent to the kitchen.

The first floor provides access to two generous bedrooms and a principal bedroom with en-suite facilities. A family bathroom also features on this floor.

The second floor, with two further bedrooms and shower room, completes the internal accommodation.

Externally, the property offers a self-contained annexe/studio. This is an impressive outbuilding which also incorporates a shower room, is substantial in size and offers a multitude of uses.

### Outside

The gardens to the rear have a range of mature trees creating a reasonable level of privacy. Post and rail fencing defines the boundaries with the neighbouring paddock and farmland as a borrowed view to the rear. The house and driveway are positioned behind security gates. The driveway offers ample parking and a double garage with storeroom to the rear.





## 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.

Communications links are excellent: buses connect Blackmore to Brentwood, Ongar and Chelmsford, the nearby A12 and M11 give access to the local road network and national motorway network, Ingatestone station provides regular direct services to central London in around less than half an hour and London Stansted airport offers regular domestic and international flights.

The area offers a wide range of state primary and secondary schooling together with numerous noted independent schools.

## Distances

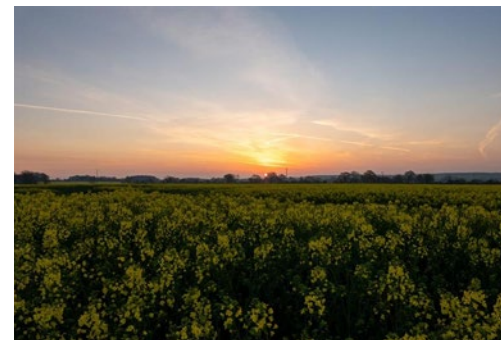
- Blackmore 1 mile
- Chipping Ongar 3 miles
- Brentwood 6 miles
- Chelmsford 8 miles
- Stansted Airport 19 miles

## Nearby Stations

- Ingatestone mainline station 5.5 miles
- Shenfield (Elizabeth line) 6 miles
- Epping Station 13 miles

## Nearby Schools

- Brentwood
- Woodlands Hutton Manor
- Ursuline Prep
- Widford Lodge Prep
- St. John's
- St. Cedd's





The position & size of doors, windows, appliances and other features are approximate only.  
© ighthouse. Unauthorised reproduction prohibited. Drawing ref. dig/8655017/SS

## Floorplans

Main House internal area 3,430 sq ft (319 sq m)  
Outbuildings internal area 1,400 sq ft (130 sq m)  
Total internal area 4,830 sq ft (449 sq m)  
For identification purposes only.

## Directions

CM4 OBA

**what3words:** ///little.begins.blocks - brings you to the driveway

## General

**Local Authority:** Epping Forest Disitrcit Council

**Services:** All mains services connected.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** G

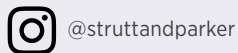
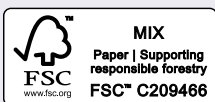
**EPC Rating:** Band C

## Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

**01245 254600**

chelmsford@struttandparker.com  
struttandparker.com



Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited