



# Woolmongers

Woolmongers Lane, Ingatestone, Essex









**STRUTT  
& PARKER**

BNP PARIBAS GROUP



Gated family home in 3 acres, set in a tranquil position on the outskirts of the commuter village of Ingatestone.

Charming five bedroom country home, nestled within its secluded mature plot with equestrian facilities, in ideal semi-rural commuter spot only.

	<b>5 RECEPTION ROOMS</b>		<b>5 BEDROOMS</b>		<b>2 BATHROOMS</b>
	<b>GARAGING STABLES BARN</b>		<b>3 ACRES</b>		<b>FREEHOLD</b>
	<b>RURAL/ VILLAGE</b>		<b>3,879 SQ FT</b>		<b>OFFERS IN EXCESS OF £1,300,000</b>

The property

Positioned behind a gated approach, in a secluded mature plot of over 3 acres, Woolmongers dates back to the 18th century and has been within the same ownership for almost 40 years. With paddocks and stables, this fine family home is ideal for those wanting equestrian facilities.

Internally, the accommodation combines historic charm with 21st century living. To the ground floor of the main house are three formal reception rooms, the sitting room, dining room and living room, along with the kitchen/breakfast room, entrance hall and cloakroom. Whilst the wrap around annexe offers either guest accommodation or a further family room, garden room, boot room and shower room.

To the first floor are five bedrooms, one of which is ensuite, and a family bathroom.

Outside

The property is accessed via electronic security gates, leading into a substantial driveway offering parking for a number of vehicles and access to the garaging and outbuildings.

Surrounding the house, is a large south west facing patio, ideal for entertaining and taking advantage of the views over the beautiful gardens and grounds. The majority of the gardens are laid to lawn, with mature trees and hedging to the borders, interspersed by pretty flower beds and spring bulbs. A pathway leads down the garden to the rear of the plot where you will find the stables, barn, and access to the post and rail paddocks beyond.





## Location

The property is located in a desirable setting just over two miles from the picturesque Essex village of Blackmore, with its historic church, village hall, public house, sports and social club and popular primary school.

The nearby market town of Chipping Ongar offers a range of day-to-day amenities, including both independent and High Street stores, services, cafés and restaurants, whilst the larger village of Ingatestone offers even more comprehensive shopping and service amenities, as well as a mainline railway station offering regular trains to central London in under half an hour. Shenfield station is 7 miles away and offers direct trains into London and the Elizabeth Line.

Chelmsford city centre provides an extensive range of independent and High Street stores, as well as two shopping centres, six retail parks and excellent sporting facilities, including Riverside Ice Rink.

Road links are excellent, with buses connecting Blackmore to Brentwood, Ongar and Chelmsford and the nearby M25 giving access to the national motorway network. London Stansted airport is under 20 miles away, offering regular domestic and international flights.



## Distances

- Ingatestone 6 miles
- Shenfield 7 miles
- Chelmsford 10 miles
- Brentwood 6 miles

## Nearby Stations

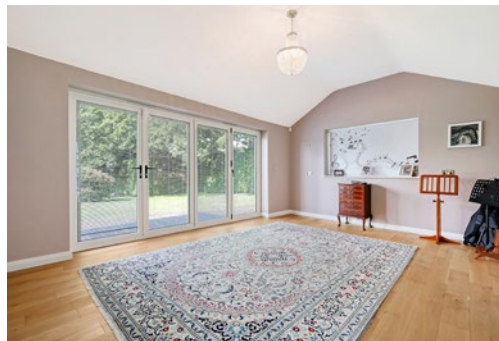
- Ingatestone
- Shenfield - Elizabeth Line
- Brentwood
- Epping

## Key Locations

- Blackmore Village
- Brentwood Town
- Chelmsford City
- Stansted Airport

## Nearby Schools

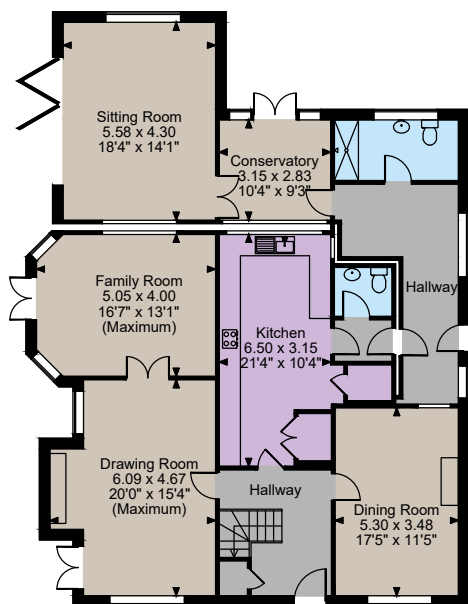
- New Hall School
- The Brentwood School
- King Edward VI Grammar School
- Chelmsford County High School for Girls



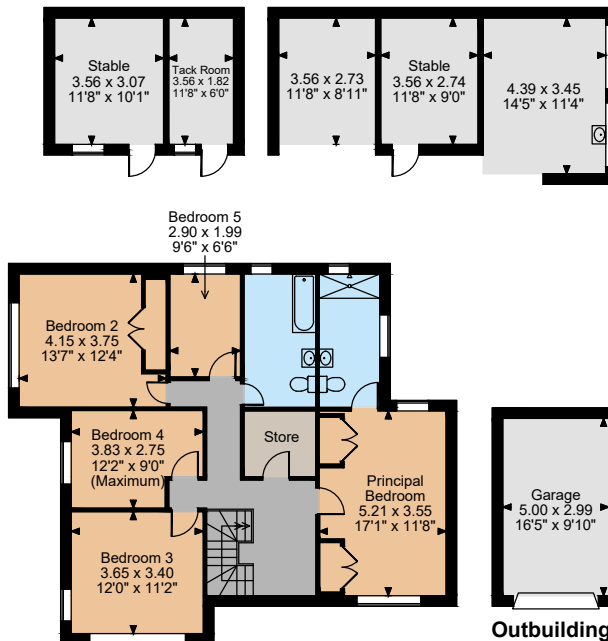




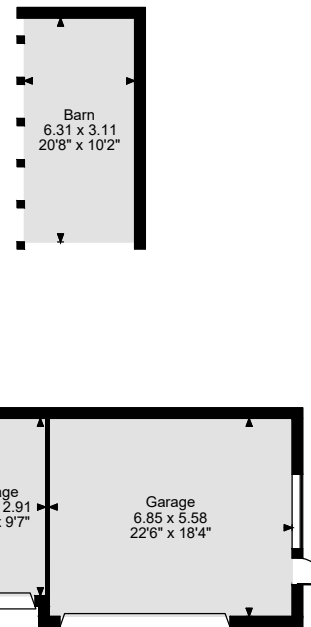




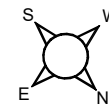
Ground Floor



First Floor



Outbuilding



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

Internal area 3,879 sq ft (360 sq m)  
(Including Garage & Outbuildings area)  
For identification purposes only.

## Directions

CM4 OJX

**what3words:** ///skinny.sleepy.attend - brings you to the driveway

## General

**Local Authority:** Brentwood Borough Council

**Services:** Mains water and electricity. Private drainage, we understand this does comply with relevant regulations. Oil fired central heating.

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

**Council Tax:** Band G

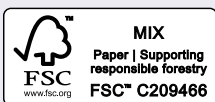
**EPC Rating:** D

## Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

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