



**Detached: Ingatestone**

**Guide Price  
£1,200,000**

## CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

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Striking Grade II Listed farmhouse dating back to 1740 in parts offering extensive accommodation with numerous period features. The house sits on a plot of approximately 1 acre and is located in the village of Norton Heath, Ingatestone.

The property requires updating and refurbishment.

There is a paddock of 1.82 acres (0.7358 hectares) adjacent to the property which is available by separate negotiation.



## DETAILS

### LOCATION

Readings Farmhouse is located at the end of a cul-de-sac in Norton Heath, just off the A414 (Chelmsford Road), approximately 7 miles by car from Chelmsford City Centre, 4 miles by car from the town of Chipping Ongar and

the village of Blackmore is approximately 2.7 miles distant by car.

## **ACCESSIBILITY**

Chipping Ongar provides a range of shopping and leisure facilities and there are two primary schools and Ongar Academy Senior School. Chelmsford city centre has a huge array of shopping and leisure opportunities and offers a mainline station with services to London Liverpool Street in approximately 35 minutes. There are two Grammar Schools and a number of Independent Schools.

## **THE PROPERTY**

The farmhouse was originally known as White Horse Farm and was built in 1740. The adjoining working farm has been farmed by the family of the present owner since 1900.

The house has oil fired heating and the majority of the windows are single glazed sash windows. There are a number of period features including tall skirting boards and picture rails and we are advised that all the downstairs doors (with the exception of the coats' cupboard) are panelled but covered in hard board as was the fashion at the time.

### *Ground Floor*

- **Steps up to Recessed Porch with Entrance Door Leading to:**
- **Split Level Hallway - 11.55m x 1.80m:** Parquet flooring (which extends to further hall presently carpeted), radiator, doors to:
- **Drawing Room - 5.10m max (to alcoves) x 4.50m:** Two sash windows to front with internal panelled shutters, tiled fireplace and hearth, two radiators.
- **Dining Room - 5.05m max (to alcove) x 4.45m:** Two sash windows to front with internal panelled shutters, and one to side, two radiators.
- **Steps Down to Further Hallway with Stairs to First Floor and Door to:**
- **Sitting Room - 4.20m max (to alcove) x 3.70:** Tiled fireplace and hearth, two sash windows to side, inset cupboard with shelving.
- **Recessed Area with Doors to:**
- **Study - 3.70m x 2.40m:** Window to side with secondary glazing, radiator.
- **Ground Floor Cloakroom - 1.80m x 1.15m:** Wall mounted sink, wc, recessed shelving, part frosted window to **side with secondary glazing.**

- **Store Cupboard and Understairs Cupboard**
- **Step Down and Doors to:**
- **Kitchen - 5.00m max x 3.65:** Oil fired Aga, work surfacing with cupboards above and below, dresser unit, further tall cupboards, stainless steel sink and drainer, electric cooker and hob, slimline dishwasher, double glazed window to rear and door to:
- **Utility Room - 3.25m x 1.90m:** Plumbing for washing machine, vent for tumble dryer, ample space for further white goods, water softener, window to rear.
- **Morning Room - 3.65m x 3.82 max (to recess):** Built-in dresser unit, tiled recessed shelf with corner unit above, steps go to door to secondary staircase to first floor, double glazed window to rear affording garden and field views.

#### *First Floor*

- **Spacious Split Level Landing:** (access to front loft)
- **Bedroom One - 5.10m max (to recess) x 4.45m:** Two sash windows to front and one to side, blocked fireplace with wooden surround, two radiators.
- **Bedroom Two - 5.05m max (to recess) x 4.50m:** Two sash windows to front.
- **Bedroom Three - 4.15m max (to recess) x 3.75m:** Two sash windows to side, one with cupboard below, radiator.
- **Bedroom Four - 4.15m x 3.75m:** Two sash windows to side, one with cupboard below, radiator.
- **Bedroom Five - 4.15m x 3.80m:** Double glazed window to rear, built in cupboard, radiator.
- **Box Room - 3.80m x 2.65m max:** Double glazed window to rear, open to narrow wooden staircase to Morning Room, access to rear loft.
- **Bathroom - 3.40m max x 2.50:** Double glazed window to rear, shower cubicle, panelled bath, pedestal sink with tiled shelf above, wc, heated towel rail/radiator.
- **Airing Cupboard housing immersion heater.**

#### **EXTERNALLY**

##### *To the Front*

The property has an in and out driveway with gates to each side. There is a

semi-circular lawed area, hedging to front and side garden area. A driveway extends down the side of the house.

#### *To the Rear*

The driveway leads to a double garage with up and over door.

There is a large patio area to the rear of the property and a gate leads to a part walled garden to the side.

The garden is truly a stunning feature of the house and is well stocked with a variety of shrubs, conifers and trees including fruit trees and is enclosed by a wall and hedging. There are extensive field views beyond.

#### *Adjoining Paddock*

There is a paddock of 1.82 acres (0.7358 hectares) adjacent to the property to the left hand side shown on the attached plan outlined in blue and is available by separate negotiation.

Please note that the additional land is subject to overage.

## **LEGAL**

### **CONDITION OF SALE**

The Purchaser will be responsible for separating the existing services, including electricity, water and drainage from the adjacent farm buildings.

### **NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. 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. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### **SERVICES**

We understand that mains water and electricity are connected. There is oil fired central heating and private drainage.

The existing services can be shared for up to one year. The purchaser shall

be responsible for separating the supply during that period. The purchaser shall install their own foul water treatment works within one year.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band G.

### **EPC**

The property is classed as Band G.

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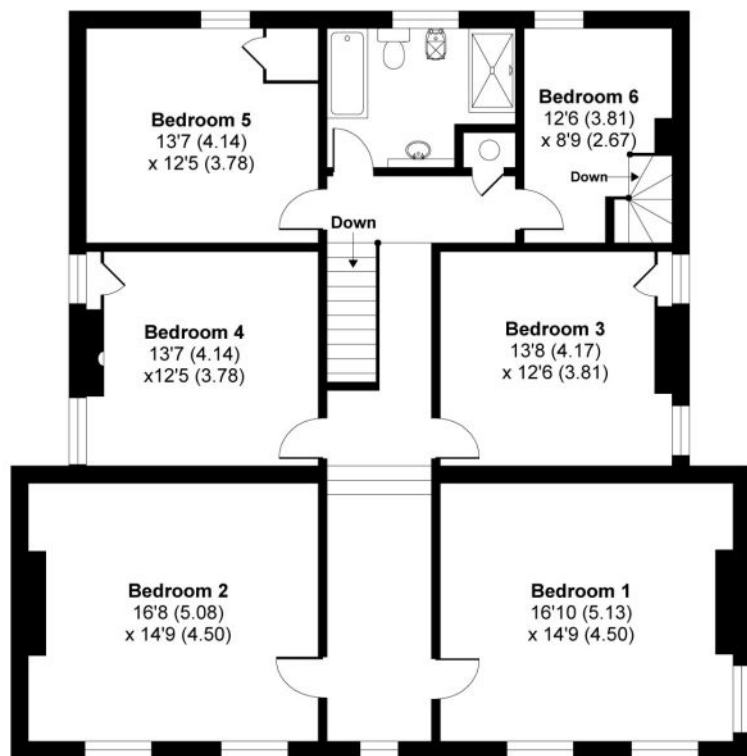
# Readings Farm, Norton Heath, Ingatestone, CM4

Approximate Area = 3409 sq ft / 316.7 sq m (includes garage)

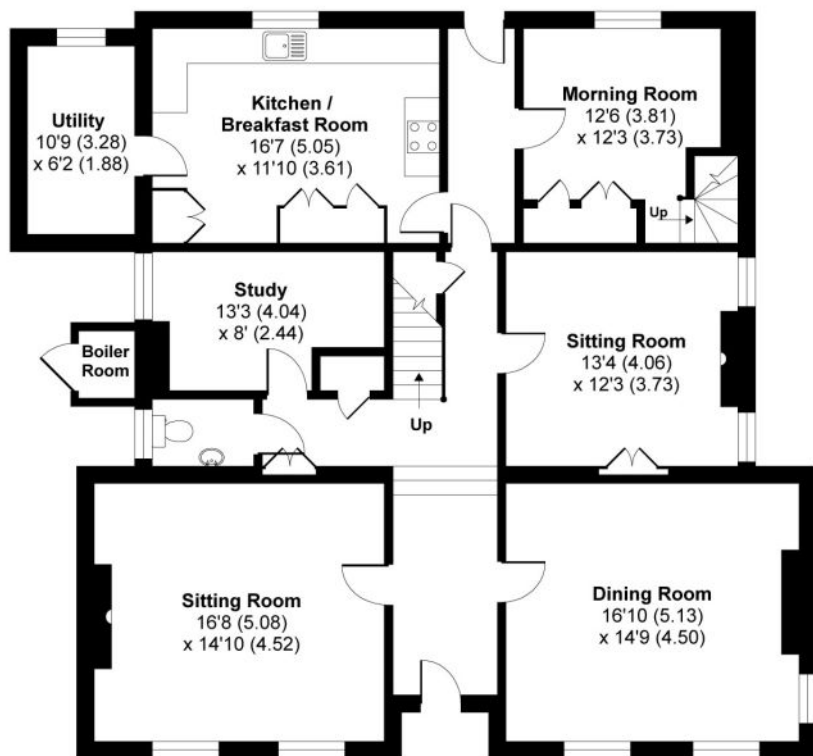
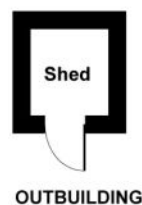
Outbuilding = 22 sq ft / 2 sq m

Total = 3431 sq ft / 318.7 sq m

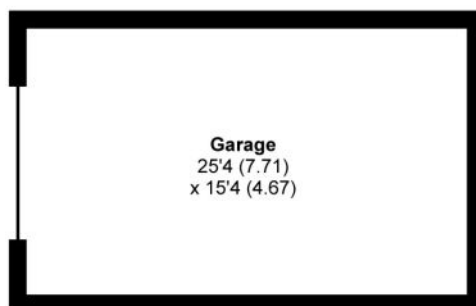
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Whirledge & Nott. REF: 617534

Reading Farmhouse, Norton Heath, Ingatestone, Essex, CM4 0LP

