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COURT CO



Lightoaks, Mill Green Road, Mill Green, Ingatestone, Essex, CM4 0HX

£1,650,000

Nestled in the heart of Fryerning, Lightoaks Cottage is a beautiful period home that seamlessly blends late-19th-century charm with sophisticated modern comfort, the property retains its character through features such as sash windows, period fireplaces, and herringbone flooring. The kitchen/breakfast room is fitted with classic shaker-style units, there are two well-appointed reception rooms and a spacious entrance hallway. Upstairs, there are three bedrooms, with the master enjoying its own en-suite bathroom, in addition to a stylish family bathroom. Externally, a long driveway leads to an English Heritage oak-framed triple garage and an adjoining gym. The grounds comprise of three zones, the first being principally laid to lawn with a beautiful green house, this leads to a formal walled garden and another area beyond that features mature trees and a timber summerhouse. Ingatestone High Street and local schools are within close reach, as well as Ingatestone Mainline railway station.

- LATE 19TH CENTURY HOME WITH PERIOD FEATURES
- EXTREMELY SOUGHT AFTER LOCATION
- TRIPLE WIDTH ENGLISH HERITAGE OAK FRAMED GARAGE
- INGATESTONE STATION AND HIGH STREET A SHORT DRIVE AWAY
- BEAUTIFULLY APPOINTED KITCHEN BREAKFAST ROOM
- TWO WELL APPOINTED RECEPTION ROOMS
- EXTENSIVE GROUNDS THAT UNFOLD ACROSS THREE DISTINCT ZONES
- THREE BEDROOMS INCLUDING AN EN-SUITE TO THE MASTER



Ground Floor

Entrance Hall



4.86m x 2.77m (15' 11" x 9' 1")

Sitting Room



7.46m x 4.87m (24' 6" x 16' 0")

Dining Room



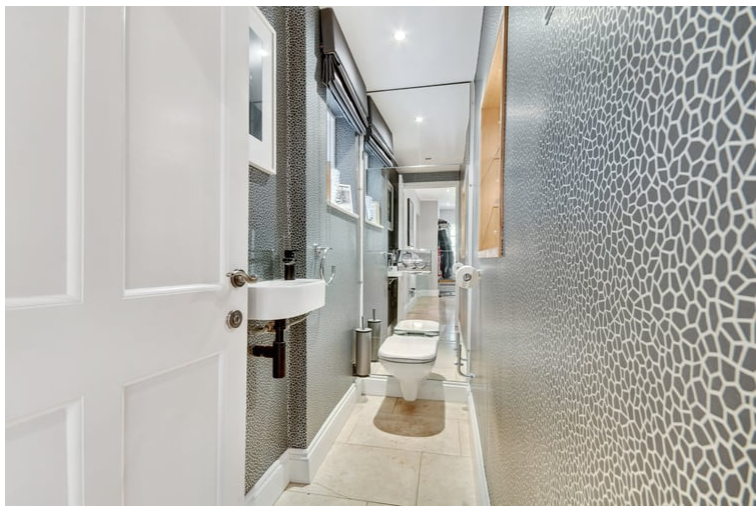
4.86m x 3.62m (15' 11" x 11' 11")

Kitchen / Breakfast Room



4.58m x 2.59m (15' 0" x 8' 6")

Ground Floor WC



First Floor

Master Bedroom



4.86m x 3.62m (15' 11" x 11' 11")

En-Suite Shower Room



Bedroom Two



6.22m x 3.19m (20' 5" x 10' 6") MAX

Bedroom Three



3.17m x 2.59m (10' 5" x 8' 6")

Bathroom

Separate WC

Exterior

Triple Garage



5.45m x 5.53m (17' 11" x 18' 2") plus 5.45m x 4.77m (17' 11" x 15' 8")

Gym

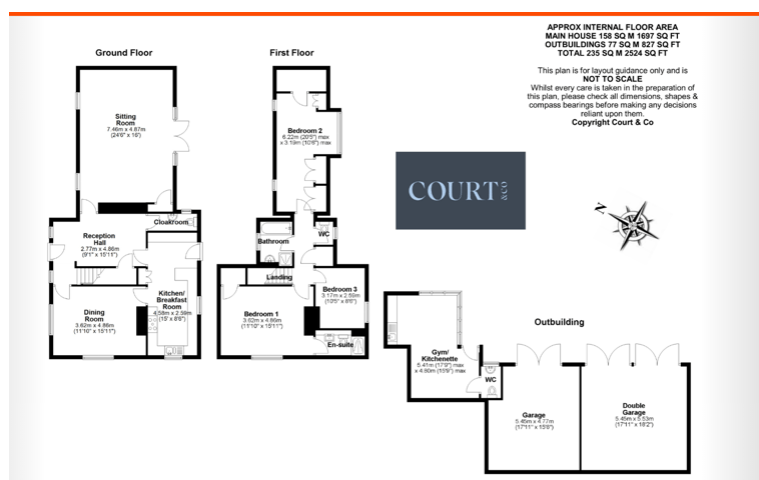
5.41m x 4.8m (17' 9" x 15' 9") MAX

Gardens





Floorplan



PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.