

# BURNTHOUSE LANE

INGATESTONE CM4

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An exclusive collection of just two, beautiful  
family homes in rural Essex



# 4 BEDROOM FAMILY HOMES IN A CHARMING ESSEX LOCATION

WHERE MODERN LIVING MEETS RURAL CHARM



Computer generated image

Burnthouse Lane is a striking newly built pair of detached family homes in Ingatestone, Essex.

These 4 bedroom houses are located in a fantastic rural location on the edge of this historic village. All within easy reach of those all-important shops and amenities and just half an hour from the centre of London.

Downstairs the sleek, stylish kitchen leads into a family sized dining area with attractive bi-folding doors that

open out into a garden. There is a large and welcoming living room, downstairs cloakroom, storage cupboard and separate utility room with a convenient interior door into the garage.

All four of the bedrooms are generously sized with the master bedroom boasting both a dressing room and ensuite shower room. From top to bottom the house is stylishly finished, offering everything you need for a modern lifestyle, including remote heating technology

that can be controlled directly from your mobile phone.

Outside, the landscaped entrance has a driveway for off street parking and a garage, while the back garden is inviting and spacious, perfect for families or socialising with friends.

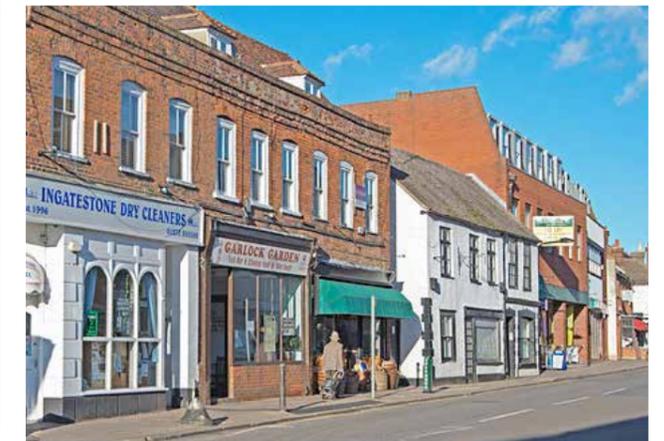


# INGATESTONE

COUNTRY LIVING UNDER  
30 MINUTES FROM THE CITY

Ingatestone is a village that can be traced right back to the Saxon times. It has a rich history and was even the home to one of King Henry VIII's most important advisers, Sir William Petre, who's country house Ingatestone Hall now serves as a famous tourist attraction. There are charming shops and historic pubs to enjoy, together with numerous restaurants and handy local convenience stores.

For such a small place, there's a lot going on. The village has a famous and long established cricket club, together with a football team and athletics squad. There are also three schools for all ages - infants, junior and secondary.



If you want large town shops and amenities, you only have to travel 5 ½ miles to Brentwood or 6 miles to Chelmsford. Yet when you stroll down Ingatestone's historic high street, or take a walk in the surrounding parkland, it's impossible to believe you are so close to urban areas and within an easy commute of the centre of London too.



**1.1 MILES**  
Ingatestone  
High Street



**1.2 MILES**  
Ingatestone Train Station



**1.9 MILES**  
Ingatestone Hall



**4.7 MILES**  
Billericay



**20 MINUTES**  
Stratford Station



**4.7 MILES**  
Stock Brook Country Park



**29 MINUTES**  
London Liverpool Street

# TRAVEL EASY

## UNDER 30 MINUTES TO LIVERPOOL STREET

One of Ingatestone's many desirable features is its railway station. Not many villages this size offer you a direct and regular train service into the heart of London. You can commute to the City in just 30 minutes, or head in the other direction to arrive at Chelmsford Station in under 10 minutes. Stratford, with all its world class shops and sports facilities is only 21 minutes away. There are also direct trains to the coast at Clacton-on-Sea.

You'll have excellent road links too. The A12 by-passes Ingatestone village, providing access to the M25 and the wider national road network to the South or head North on the A12 to Colchester. When you're travelling further afield, Stansted and London City airports are both within easy reach, as well as the Eurostar service at St Pancras, just 4 stops on the Circle Line from Liverpool Street.

For the quiet of the country and the buzz of the town, Ingatestone offers a location that you, and your family, will love.



### ON FOOT

**THE GEORGE AND DRAGON PUB**  
1.0 miles

**INGATESTONE HIGH STREET**  
1.1 miles

**POST OFFICE**  
1.2 miles

**CRANWELL HOUSE SPA & BEAUTY CLINIC**  
1.2 miles

**INGATESTONE STATION**  
1.2 miles



### BY BICYCLE

**PIERO'S ITALIAN RESTAURANT**  
1.3 miles

**PHARMACY**  
1.3 miles

**RAVENS BAKERY**  
1.3 miles

**GREENS BUTCHER'S**  
1.4 miles

**CO-OPERATIVE SUPERMARKET**  
1.4 miles

**SEYMOR PLAYING FIELDS**  
1.6 miles

**INGATESTONE HALL**  
1.9 miles



### BY ROAD

**BRENTWOOD**  
4.6 miles

**CHELMSFORD**  
7.7 miles

**ROMFORD**  
11.1 miles

**LEE VALLEY REGIONAL PARK**  
21.8 miles

**STANSTED AIRPORT**  
24.4 miles

**STRATFORD**  
27.7 miles



### BY TRAIN

**CHELMSFORD**  
7 minutes

**ROMFORD**  
21 minutes

**STRATFORD**  
20 minutes

**LIVERPOOL STREET**  
29 minutes

**CLACTON-ON-SEA**  
59 minutes



# A HIGH QUALITY SPECIFICATION

## GENERAL

- NHBC build mark warranty
- Smooth painted walls, ceilings and architraves
- Washing machine located in the utility room
- Flush internal white doors with brushed chrome ironmongery
- White double-glazed windows
- Block paved driveways
- Single garage with electric door
- Bi-folding patio doors
- Dressing room to master bedroom

## KITCHEN

- Contemporary fully fitted kitchens with under unit lighting
- Quartz worktop with matching upstand
- Smeg induction 5 zone glass hob with touch controls
- Smeg fully integrated dishwasher
- Smeg integrated freezer & integrated under worktop fridge

- Glass splashback
- Smeg built in electric multifunction oven with combi multifunction microwave oven
- Under mounted stainless steel bowl with chrome mixer tap and draining grooves
- Brushed steel sockets and switches
- Downlights

## BATHROOM & ENSUITE

- Contemporary white sanitary ware and chrome mixer taps
- Large format contemporary ceramic tiles to walls and floor
- Thermostatic showers to en-suites and bathroom
- Downlights
- Chrome heated towel rails
- Shaver sockets
- Extractor fans
- Mirror to both ensuite and bathroom



Images from a previous Regenta development



## HEATING & ELECTRICITY

- TV points to living rooms and all bedrooms
- Sky + accessibility\*
- Telephone point to living area, main bedroom and hallway
- Downlights to master bedrooms and kitchen/living areas
- Pendant lighting to all other bedrooms, living room and hallway
- Remote heating control system, NEST available
- Gas central heating
- White sockets and switches throughout except kitchens

## SECURITY

- Mains powered smoke detectors
- Provision for mains fitted alarm

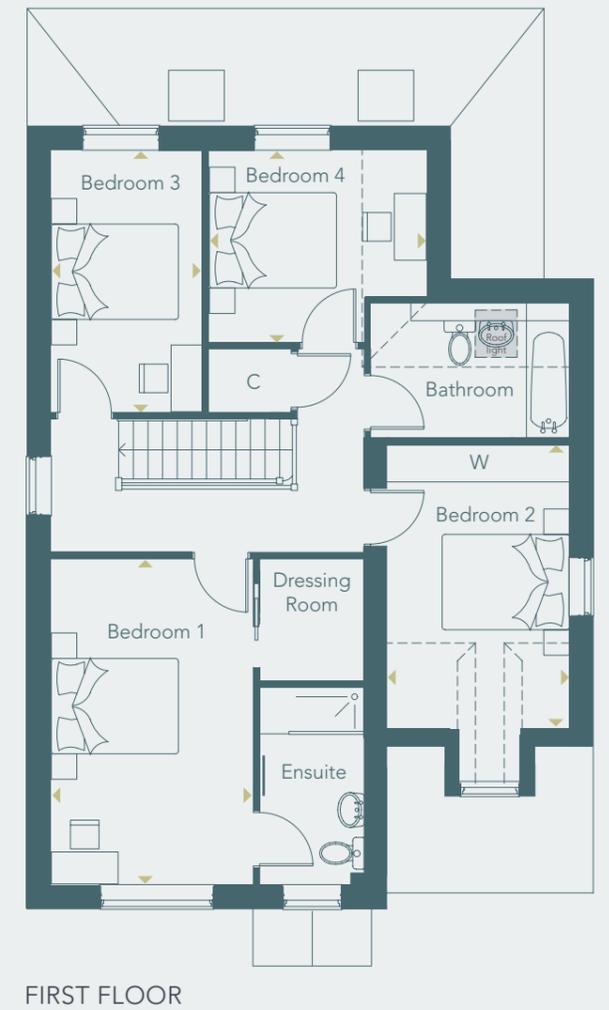
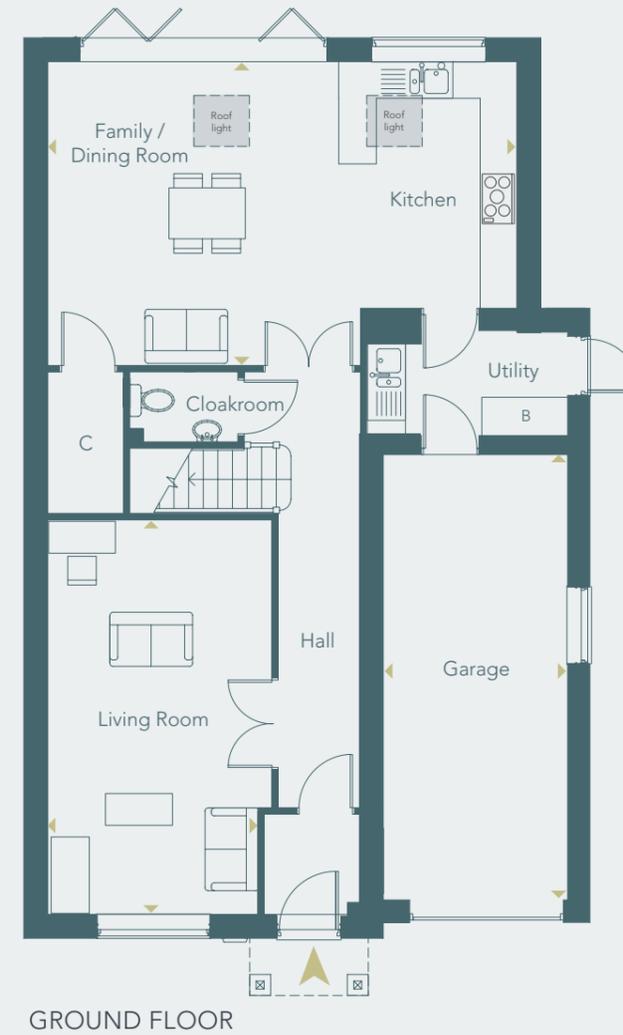
## OUTDOOR SPACE

- Laid to lawn
- Paved patio area
- Side gate entrance to all houses

\* Subject to individual purchasers subscription

# SITE PLAN

# FLOOR PLAN BURNTHOUSE LANE



## NOs. 29 & 29A BURNTHOUSE LANE

LIVING ROOM	6.57m x 3.43m	21'7" x 11'3"
KITCHEN/DINING ROOM	7.42m x 4.80m	24'4" x 15'9"
GARAGE	7.00m x 2.90m	23'0" x 9'6"
BEDROOM 1	5.15m x 3.20m	16'11" x 10'6"
BEDROOM 2	4.38m x 2.90m	14'5" x 9'6"
BEDROOM 3	4.15m x 2.40m	13'7" x 7'10"
BEDROOM 4	3.45m x 3.15m	11'4" x 10'4"
<b>TOTAL</b>	<b>163.17 SQ.M</b>	<b>1756.35 SQ.FT.</b>

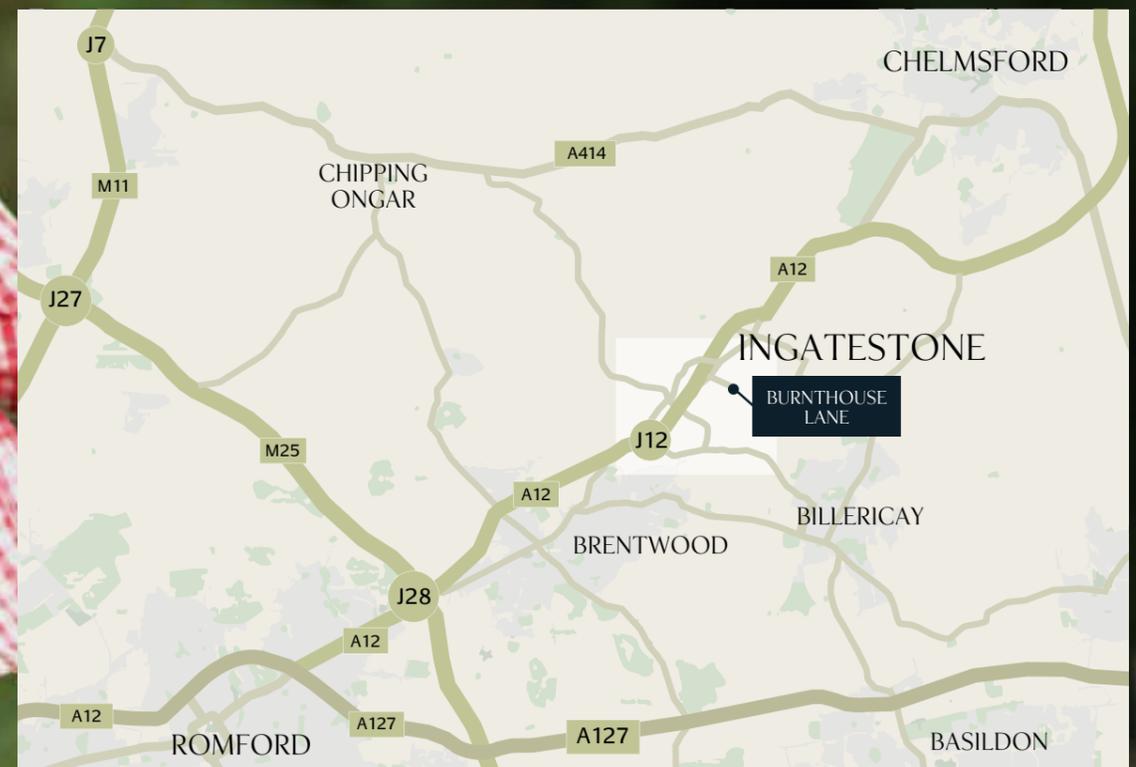
KEY  
 B = BOILER  
 C = CUPBOARD  
 W = WARDROBE

Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected houses. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Please speak to our sales consultant for further information.



# BURNTHOUSE LANE

29 BURNTHOUSE LANE,  
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**KEMSLEY**<sup>LLP</sup>  
Residential

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REGENTA