

# ParaBar Estates



## Whites Hill, Ingatestone,

Asking Price £1,500,000

- RURAL PICTURESQUE SETTING
- TWO BATHROOMS
- LARGE BARN APPROX 30M
- AGRICULTURAL RESTRICTIONS APPLY
- APPROX 12 ACRES
- GROUND FLOOR CLOAKROOM
- TRIPPLE GARAGE
- CHAIN FREE
- UPSTAIRS FOYER AREA WITH STUNNING VIEWS
- SPACIOUS GARDEN ROOM WITH OWN WC

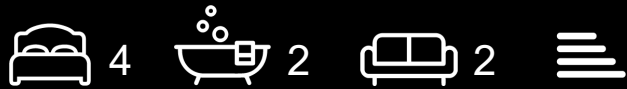
106 High Street, Billericay, Essex, CM12 9BY  
01277 65 65 63

info@parabar.co.uk  
www.parabar.co.uk

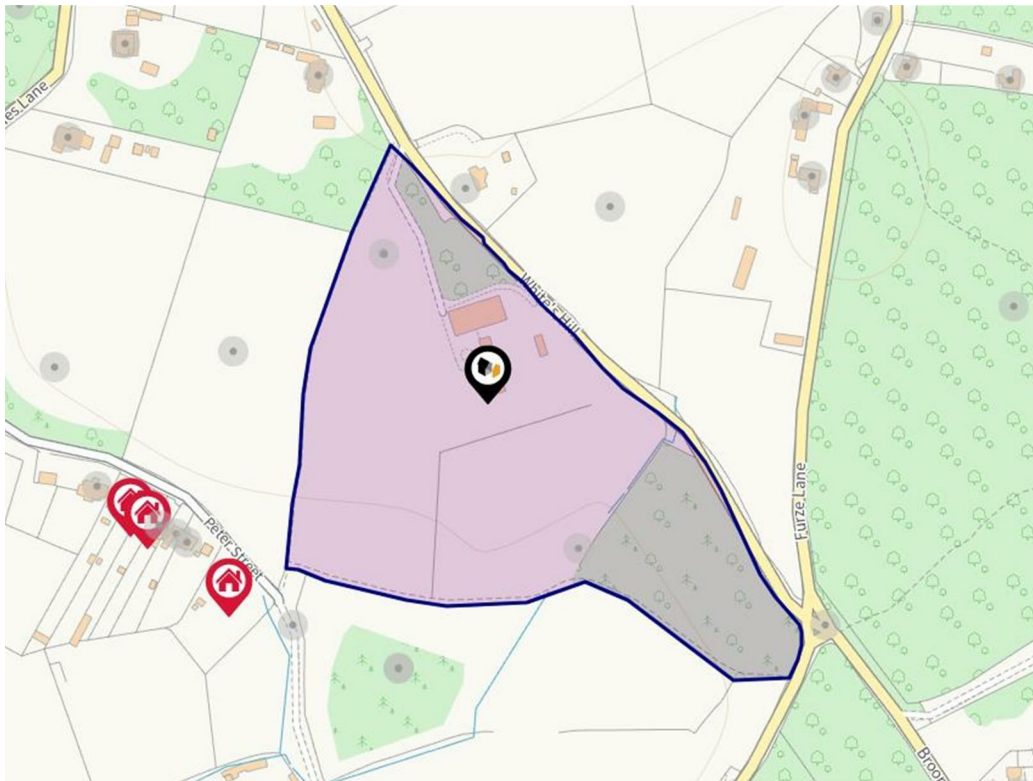
# Whites Hill, Ingatestone CM4 9QB

\* RURAL PICTURESQUE SETTING \* APPROX 12 ACRES \* CHAIN FREE \* TWO BATHROOMS \* GROUND FLOOR CLOAKROOM \* UPSTAIRS FOYER AREA WITH STUNNING VIEWS \* BASEMENT \* TRIPLE GARAGE \* SPACIOUS GARDEN ROOM WITH OWN WC \* LARGE BARN APPROX 30M \* COUNCIL TAX BAND B

Please note : The property & grounds have an Agricultural tie/ restrictions meaning the property can only be occupied by a person (or their dependants) who is solely or mainly employed in agriculture or forestry, or last employed in that field / will continue to use the grounds for farming / agricultural purposes.



Council Tax Band: B



## **ENTRANCE**

## **HALL**

## **LOUNGE DINER**

23'1" x 22'8"

L shaped 7.06 M > 3.93

## **SHOWER ROOM**

6'9" x 5'6"

## **STUDY**

12'0" x 8'5"

Access to kitchen 3

## **KITCHEN**

13'8" x 10'0"

## **KITCHEN**

13'9" x 10'9"

## **RECEPTION TWO/ BEDROOM**

21'7" x 13'9"

## **KITCHEN**

Access to basement area

## **BASEMENT**

Stairs from ground level leading to two rooms and shower room

## **BASEMENT ROOM ONE**

## **BASEMENT ROOM TWO**

No windows

## **SHOWER ROOM**

## **FIRST FLOOR**

## **FOYER SEATING AREA**

13'0" x 16'11"

## **BEDROOM**

12'5" x 14'4"

## **BEDROOM**

14'8" x 14'7"

## **BATHROOM**

11'2" 8'7"

## **EXTERIOR**

## **BARN**

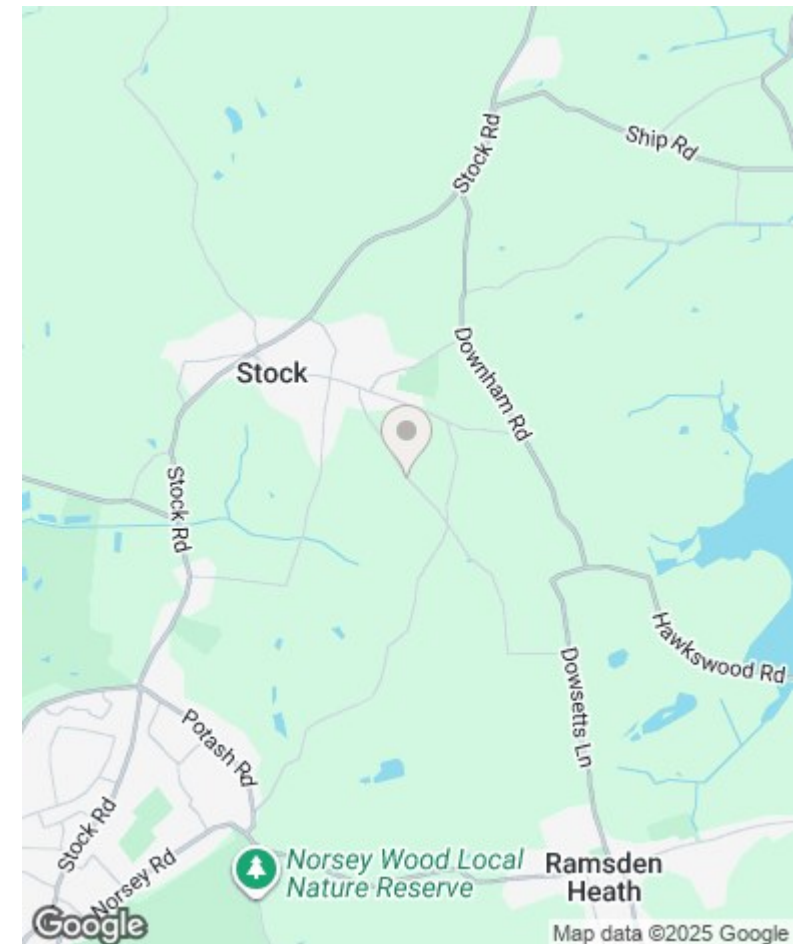
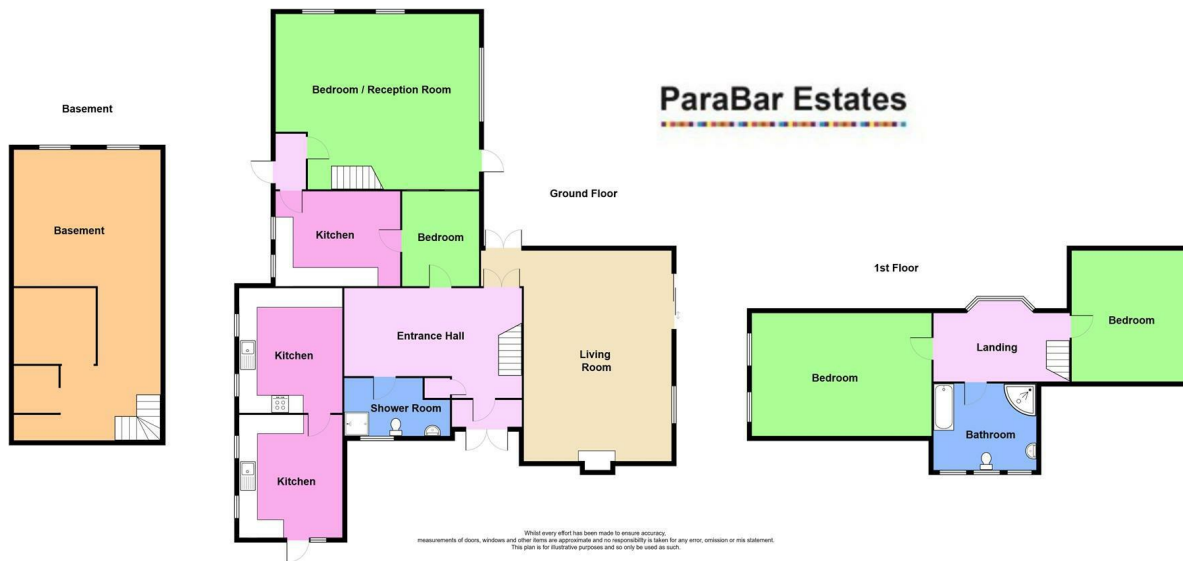
approx 98'5"

## **GARDEN ROOM WITH LOBBY & WC**

31'2" x 13'5"

With additional lobby area & WC

## **TRIPPLE GARAGE**



## Directions

106 High Street, Billericay, Essex, CM12 9BY  
01277 65 65 63

## Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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