



Ingrave Road, Brentwood, CM13
Offers Over £1,250,000

Bedrooms: 4 | Bathrooms: 3 | Receptions: 3

An exceptional four-bedroom detached house overlooking the picturesque King George's Playing Fields and ideally located within a stone's throw of Hartswood Golf Course, just 0.9 miles from Brentwood Station, offering both tranquil green spaces and excellent connectivity.

Boasting over 2,000 square feet of meticulously designed internal living accommodation, this residence unfolds to reveal a superb bespoke Mason & Co open-plan kitchen/diner, two expansive reception rooms, a dedicated utility room, and three pristine en-suite bathrooms. This luxurious interior is perfectly complemented by generous off-street parking and a substantial 115' rear garden, featuring an impressive outbuilding designed for leisure and entertainment.

Upon entering, a welcoming hallway, warmed by electric underfloor heating, guides you effortlessly to the primary living areas and the elegant staircase rising to the first floor, immediately setting the tone for the quality and refinement found throughout.

The ground floor impressively presents two generously proportioned reception rooms, providing versatile and elegantly appointed spaces, perfect for both tranquil relaxation and sophisticated entertaining. The true heart of this home is undoubtedly the stunning bespoke Mason & Co open-plan kitchen/diner. This beautifully crafted culinary haven is an entertainer's dream, ideal for seamless family meals and memorable social gatherings. It showcases contemporary fittings, a thoughtfully designed larder cupboard, a convenient pantry, and expansive Quartz worktops that invite culinary creativity. Discreet underfloor mains heating ensures comfort in the kitchen, utility room, and downstairs toilet. Integrated speakers are strategically placed throughout the kitchen, office, and front reception room, while intuitive Alexa voice control for the lighting adds a touch of effortless modern living.

Adjoining the kitchen, a practical and well-appointed separate utility room offers additional organised storage and efficient laundry facilities. This space is further enhanced by a fitted water softener system, providing household convenience.

Integrated speakers extend into the utility room and downstairs toilet, ensuring a cohesive audio experience throughout the home. A compact loft, easily accessible via a built-in ladder within the utility room, provides valuable additional storage solutions.

Ascending to the first floor, you will discover four beautifully appointed bedrooms, each envisioned as a tranquil and private retreat. Every bedroom boasts bespoke fitted wardrobes, integrated TV units, and speakers, creating an immersive audio and visual experience. The master bedroom offers an additional touch of opulence with a gorgeous, spacious walk-in wardrobe, providing abundant and stylish storage. A notable feature is the inclusion of three pristine en-suite bathrooms, each enjoying the comfort of electric underfloor heating and integrated speakers, offering unparalleled privacy and convenience.



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A unique matrix system, cleverly housed in a central cupboard, seamlessly links to every TV point, eliminating visible wires and offering a streamlined, high-tech entertainment setup. The gas-powered Nest heating system throughout the property ensures consistent and efficient warmth. Additionally, the main loft is easily accessible via a built-in ladder and is fully boarded, providing ample, ready-to-use storage solutions, maximising every inch of this exceptional home. Externally, the property benefits from generous off-street parking at the front, secured by robust manual bollards on both drive entrances, with pre-installed electric provisions readily available for future automated gates should you desire. Two convenient side entrances lead to the property, one boasting a practical courtyard area with hot and cold water taps, perfect for a dedicated pet wash station. The impressive 115' rear garden unfolds as a wonderful, expansive outdoor sanctuary, an ideal canvas for recreation, sophisticated gardening, and delightful alfresco entertaining. It features a large outbuilding, thoughtfully designed for leisure, housing a stylish bar complete with elegant bi-fold doors, comfortable electric underfloor heating, a dedicated bar unit, and ambient LED lighting, creating an ideal setting for vibrant gatherings or serene relaxation.

Located in the sought-after CM13 area, the property offers enviable access to a wealth of local amenities, verdant green spaces, and exceptional transport links from Brentwood Station, making it an ideal choice for those seeking both modern comfort and superb connectivity within a thriving community. Viewing is highly recommended to fully appreciate the generous proportions, sophisticated modern amenities, and exceptional quality of this fantastic family home, where no stone has been left unturned in its meticulous design and presentation.



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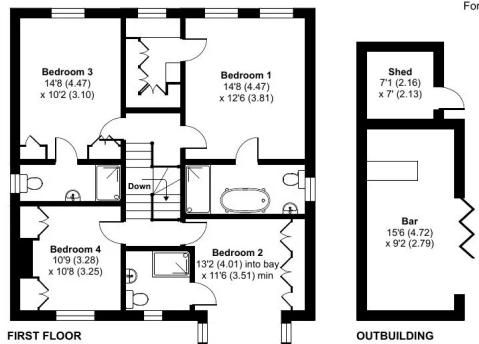
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Approximate Area = 2099 sq ft / 195 sq m

Outbuilding = 228 sq ft / 21.2 sq m

Total = 2327 sq ft / 216.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026. Produced for Chalk Street Estates Limited. REF: 1403851



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	77
EU Directive 2002/91/EC			

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