

# The Barn

Boyton End, Thaxted, CM6 2RB



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*A former barn that has been sympathetically restored and converted into an impressive and substantial country home of great individuality and character, sitting comfortably within a 0.75 of an acre plot in an idyllic rural location.*

- Beautifully presented barn conversion
- 0.75 of an acre plot
- Stunning refitted kitchen
- Wealth of character
- Driveway and double bay cart lodge
- Landscaped garden with gym/  
studio and garden kitchen

Boyton End is a small hamlet close to the market towns of Saffron Walden and Thaxted and the picturesque village of Finchingfield. There are a range of amenities provided locally including a variety of shops, weekly markets and schooling. The area is conveniently placed for commuters with access to the M11 and mainline railway stations at Newport, Audley End and Bishops Stortford providing services to Cambridge, Tottenham Hale and Liverpool Street.



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## GROUND FLOOR

### CENTRAL RECEPTION HALL

Entrance door to the front aspect, full height windows and door to the rear aspect, window to the side aspect, staircase rising to the first floor and doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin, low level WC, recessed storage, built-in cupboard and window to the front aspect.

### STUDY

Window to the front aspect.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with quartz worktop space, incorporating central island with wine cooler, five ring Neff induction hob with extractor hood over, electric double oven, integrated Bosch dishwasher, stainless steel sink and space for an American style fridge freezer. Windows and doors to the front and rear aspects.

### SNUG

Window to the rear aspect and access to loft space.  
Door to:

### UTILITY ROOM

Fitted with base and eye level units, stainless steel sink, space and plumbing for washing machine and tumble dryer. Door opening to the driveway.

### DRAWING ROOM

Feature redbrick fireplace with wood burning stove, window to the rear aspect and French doors to the side aspect. Doors to adjoining rooms.

### GAMES ROOM

Windows to the side and rear aspects and French doors opening to the garden.









## **GUEST BEDROOM**

Window to the front aspect and door to:

## **EN SUITE**

Comprising pedestal wash basin, low level WC, shower enclosure and obscure glazed window to the front aspect.

## **FIRST FLOOR**

## **LANDING**

Doors to adjoining rooms, built-in airing cupboard and window to the front aspect.

## **BEDROOM 1**

Velux window to the rear aspect, dressing area with fitted wardrobes and door to the walk-in wardrobe. Door to:

## **EN SUITE**

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure and roll-top bath. Velux window to the rear aspect.

## **BEDROOM 2**

Window to the side aspect.

## **BATHROOM**

Comprising pedestal wash basin, low level WC, shower enclosure and panelled bath. Window to the front aspect.

## **BEDROOM 3**

Windows to the front and side aspects and Velux window to the rear aspect.

## **BEDROOM 4**

Obscure glazed window to the front aspect.











## OUTSIDE

The property is accessed via a five bar gate opening to a gravelled driveway which provides off-street parking for multiple vehicles, plus a two-bay cart lodge. There is gated side access to the rear garden which has a paved terrace for al fresco entertaining. The rest of the garden is predominantly laid to lawn with a number of mature trees and hedges bordering. There is an outdoor kitchen with wood fired pizza oven, gas barbecue and kitchen sink under a covered pergola, with power and lighting and a further paved terrace area for outdoor dining.

## GYM/STUDIO

Windows and French doors to the front aspect, power and lighting connected.

## MATERIAL INFORMATION

- Tenure - Freehold
- Council tax band - G
- Local Authority - Uttlesford

## VIEWINGS

Strictly by appointment through the Agents.

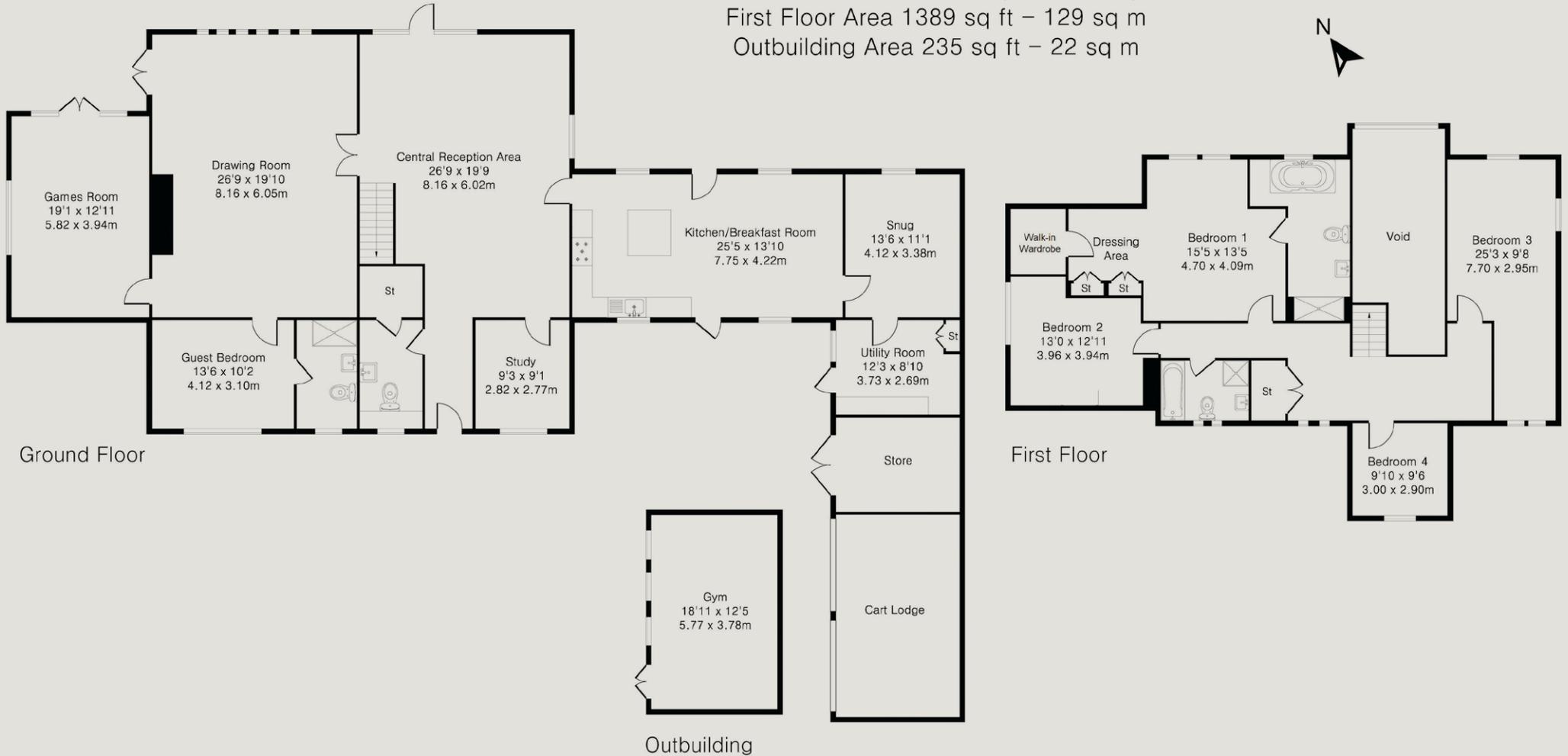


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		





Approximate Gross Internal Area 4477 sq ft – 416 sq m  
 Ground Floor Area 2853 sq ft – 265 sq m  
 First Floor Area 1389 sq ft – 129 sq m  
 Outbuilding Area 235 sq ft – 22 sq m



**Special Notes**

- As the sellers' agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floorplans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.



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