



New Hall Stables Old Hall Lane, Woodford

£950,000 Leasehold

Four Bedroom Detached Barn Conversion • Mezzanine Level Above Kitchen • Rural Location • Three Reception Rooms • Two Gardens • Two Storey Double Detached Garage • TENURE - LEASEHOLD • COUNCIL TAX BAND - F/EPC RATING D



A stunning four bedroom detached barn conversion with original features and situated on the end of a quiet lane, close to the golf course with excellent space throughout. The property comes with two separate gardens, a two-storey double detached garage, three reception rooms and a beautiful kitchen with a mezzanine level over. With over 2,500 square foot of accommodation, this is ideal for anyone searching for a quirky rural property.

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



You enter the property through double doors which leads you into the stunning kitchen comprising; a kitchen island with cupboards, draws and a four-ring induction hob, an integral oven and microwave, sink with mixer taps, integral dishwasher, three wall-mounted radiators and stairs which lead up to the mezzanine level living area. Following on, there are three reception rooms, with the main living room situated to the end of the property and having access to the garden through the double French patio doors. The main bedroom of the property is located to the ground floor and has integral wardrobes, double French patio doors to the garden and featuring a large walk-in shower. Completing the ground floor is a WC.

To the first floor, there are three more bedrooms which include two doubles and a single. The main upstairs bedroom also has integral storage and an ensuite bathroom. The first floor also hosts the main bathroom which is a modern four-piece bathroom suite.

Externally, there is original cobbled off-road parking with space for plenty



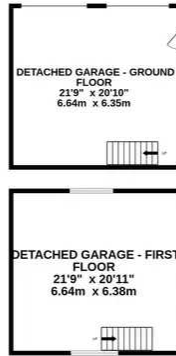
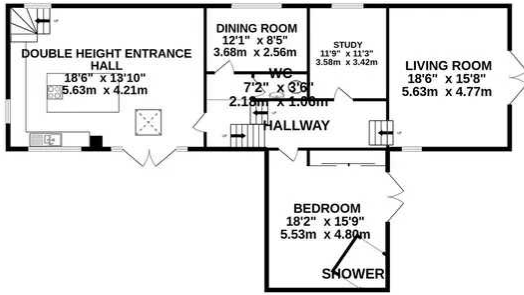
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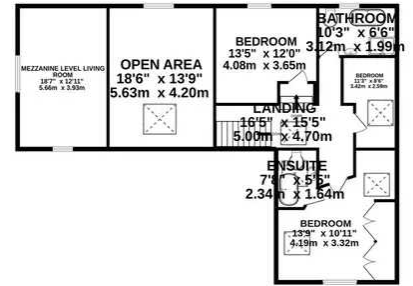
EPC Environmental Impact Rating: E



GROUND FLOOR
2387 sq.ft. (221.8 sq.m.) approx.



1ST FLOOR
1174 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA : 3561 sq.ft. (330.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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