



Willow Barn
Buller Road | North Fambridge | Chelmsford | Essex | CM3 6FL



KEY FEATURES

Willow Barn

Step inside Willow Barn, and you walk through double doors immediately into a lovely bright entrance hallway, which leads through to the majority of the high quality ground floor living accommodation. On the ground floor, you will find the living room, which has bi-folding doors onto the patio, a jack and jill cloak room which leads through to the inner lobby as well as from the entrance hall, a superb office which is capable of accommodating multiple desks and of course can be utilised as other living space, a utility room, and the centre piece to the ground floor accommodation which is an amazing 29' open plan kitchen/ family room which also benefits from bi-folding doors which open up onto the rear patio and a range of 'Sub Zero' and 'Wolf' appliances. On the first floor, there is a superb galleried landing, which leads to the three large double bedrooms, all featuring ensuite facilities and enjoying views across adjoining farmland and countryside.



















KEY FEATURES

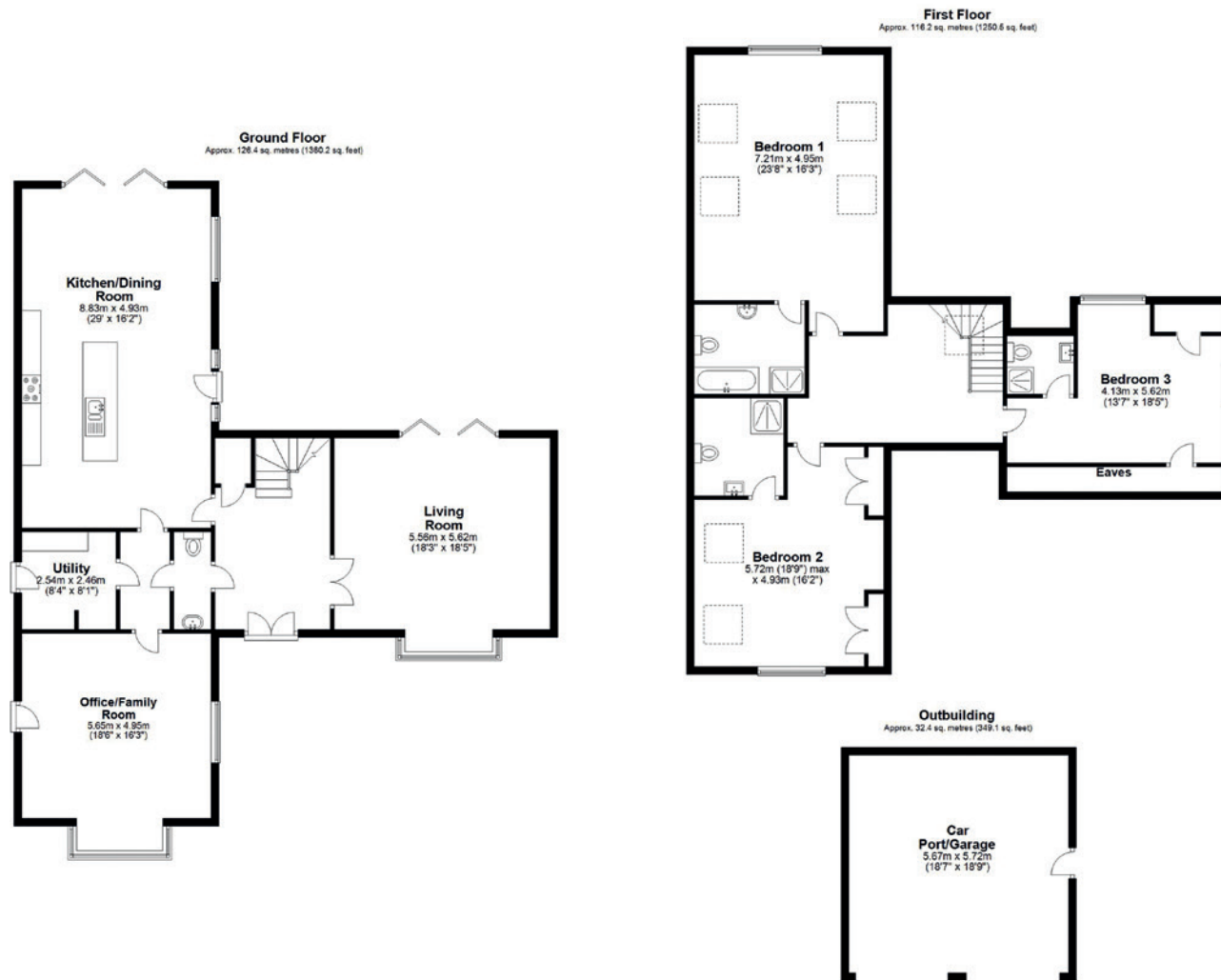
Willow Barn

Step outside and you will have already seen as you drive up to the property that Willow Barn has an expansive driveway which can accommodate ample vehicles. There is also a detached double cart lodge. The property enjoys a delightful rear patio terrace and a generous garden to the rear which is largely laid to lawn. There is an additional piece of garden land to the west side of Willow Barn, which is not included in the sale or on the registered title; it is however leased annually to the owner of Willow Barn for a peppercorn rent and transferable to a new owner.

Located along the private Buller Road, the property overlooks adjoining fields and farm land. It is approximately two minutes walk from North Fambridge train station which provides trains to London. Other amenities within the village include a sought after bistro pub, renowned marina and pleasant country walks along the Crouch estuary. The larger town of South Woodham Ferrers and the City of Chelmsford are a short distance away by car with their multiple shopping and schooling facilities.

The property is on mains electric and water and is heated via an air source heat pump. It also has bottled LPG gas for cooking (Hob). Drainage is via a klargester system and the property also benefits from an ultra eco friendly grey water system along with a 5000 litre underground surface water storage unit.





Total area: approx. 275.0 sq. metres (2959.8 sq. feet)

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Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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