

# Spinney Farm Barn

High Laver, Ongar

Guide Price £1,300,000

Council Tax band: TBD

Tenure: Freehold

- Character Barn with Countryside Views
- Beautifully renovated throughout
- Five Bedrooms and two En-suites
- Open Plan Kitchen / Diner
- Living Room / Movie Room
- Gym
- Study
- Two Utility Rooms





**Entrance Hall**

18' 4" x 10' 5" (5.58m x 3.17m)

**Kitchen**

14' 10" x 19' 8" (4.53m x 6.00m)

**Living Room**

14' 10" x 18' 5" (4.53m x 5.62m)

**Dining Room**

19' 0" x 9' 1" (5.79m x 2.78m)

**Gym**

18' 5" x 9' 1" (5.62m x 2.78m)

**Sun Room / Lounge**

22' 4" x 16' 1" (6.80m x 4.91m)

**Utility**

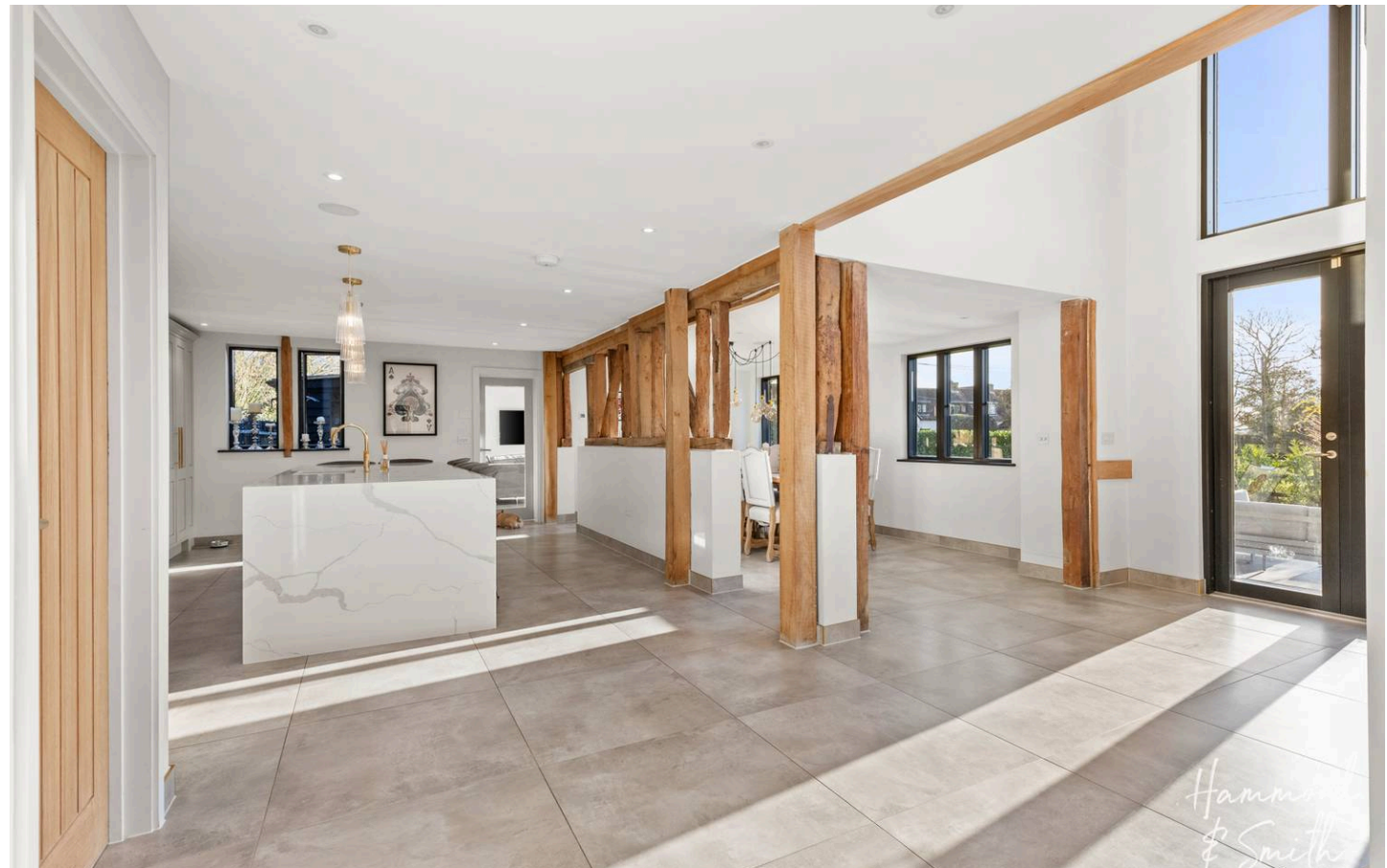
6' 2" x 5' 8" (1.88m x 1.73m)

**Primary Bedroom**

14' 6" x 12' 4" (4.42m x 3.77m)

**Ensuite to Primary Bedroom****Bedroom**

14' 9" x 9' 7" (4.50m x 2.91m)

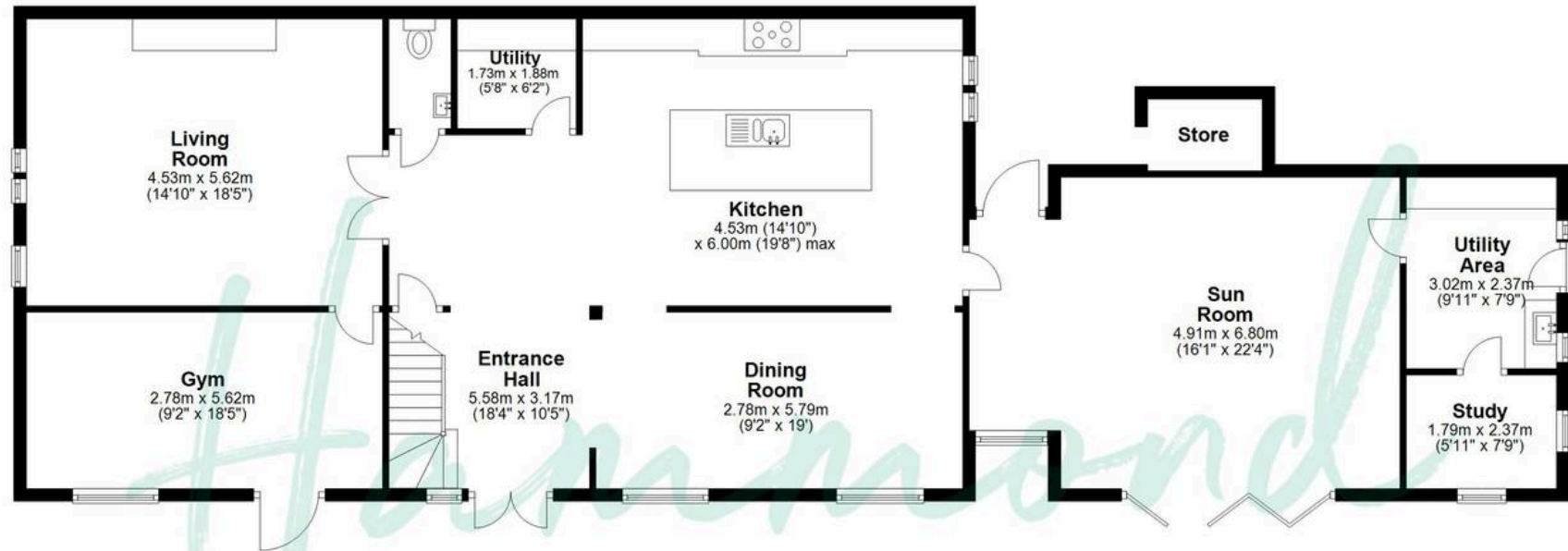
**Ensuite****Bedroom****Bedroom****Bedroom****Family Bathroom**





## Ground Floor

Approx. 155.4 sq. metres (1672.3 sq. feet)



## First Floor

Approx. 102.1 sq. metres (1099.1 sq. feet)



Total area: approx. 257.5 sq. metres (2771.4 sq. feet)

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