



3 MONKHAMS FARM BARNs



# *Monkhams Farm Barns* WELCOME

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This charming home was once a hayloft and stables, forming part of the Monkhams Hall, a country estate with a rich historical past from a secret hideaway for a royal tryst to the headquarters for the SE Bomber Command in WW2, frequently visited by Sir Winston Churchill.

Converted in 2008, 3 Monkhams Farm Barns seamlessly blends rural character, preserving original features, such as exposed roof trusses, with modern comforts. Finished to an immaculate standard with a neutral decor, this property is nestled in open fields and countryside. It offers a rural lifestyle just a few miles from Waltham Abbey, ensuring peace and tranquillity with all the amenities of modern living.













# *Monkhams Farm Barns*

The layout is designed with comfort and socialising in mind. The cosy living rooms and open-plan spaces are perfect for hosting gatherings, and the ground-floor principal bedroom and second lounge make it ideal for multi-generational living. The gated driveway extends down the side of the property.

Edged with raised flower beds filled with perennial plants and fruit trees, there is enough space to park 10 vehicles or store larger vehicles such as a caravan or horse box. There is also a double garage, with remote control doors for added convenience.





# *Monkhams Farm Barns* COME ON IN

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Cross the paved courtyard, past the fragrant lavender, to the entrance. Enter the property, which will transport you to a haven of calm as the hallway opens into a dining area, giving a peek of the magnificent views from the conservatory windows to the gardens beyond. Tiled flooring continues through the kitchen dining space and into the conservatory, where the glazing fills this space with natural light.

This flexible space allows you to move the dining table into the conservatory during the summer months, where sweeping shades and a ceiling fan keep it cool.











*particularly when you can  
see the lights from the town  
in the distance.”*

*“Eating in the conservatory  
at night is lovely..*





# Monkhams Farm Barns

A range of pale green wooden units topped with granite worktops are fitted in the kitchen, and a bespoke wooden dresser for additional storage, perfect for glassware and dinner service. A double Belfast sink unit is positioned in front of the windows, and the Stoves range-style double oven awaits to create your very best culinary dishes.

There is an integrated dishwasher and American fridge freezer. The walk-in pantry, with shelving and storage, will be the envy of any keen chef. A separate utility room keeps the laundry appliances out of the kitchen living space.











The family room, one of two living areas, is cosy, with French doors leading out to the gardens.



# *Monkham's Farm Barns* FLEXIBLE LIVING

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The lounge, with French doors to the gardens, has a vaulted ceiling and a more formal feel. If utilising the option of an annexe layout, this room forms the living room for the annexe. The multi-fuel stove can be lit on chilly evenings to get cosy in front of the TV.

A separate study offers the perfect place to close yourself off and work. If you do not require a home office, this room could also be a fifth bedroom.







"It's been a joy to have three generations living under the same roof; not just a helping hand with babysitting but a rare opportunity to watch grandchildren grow."





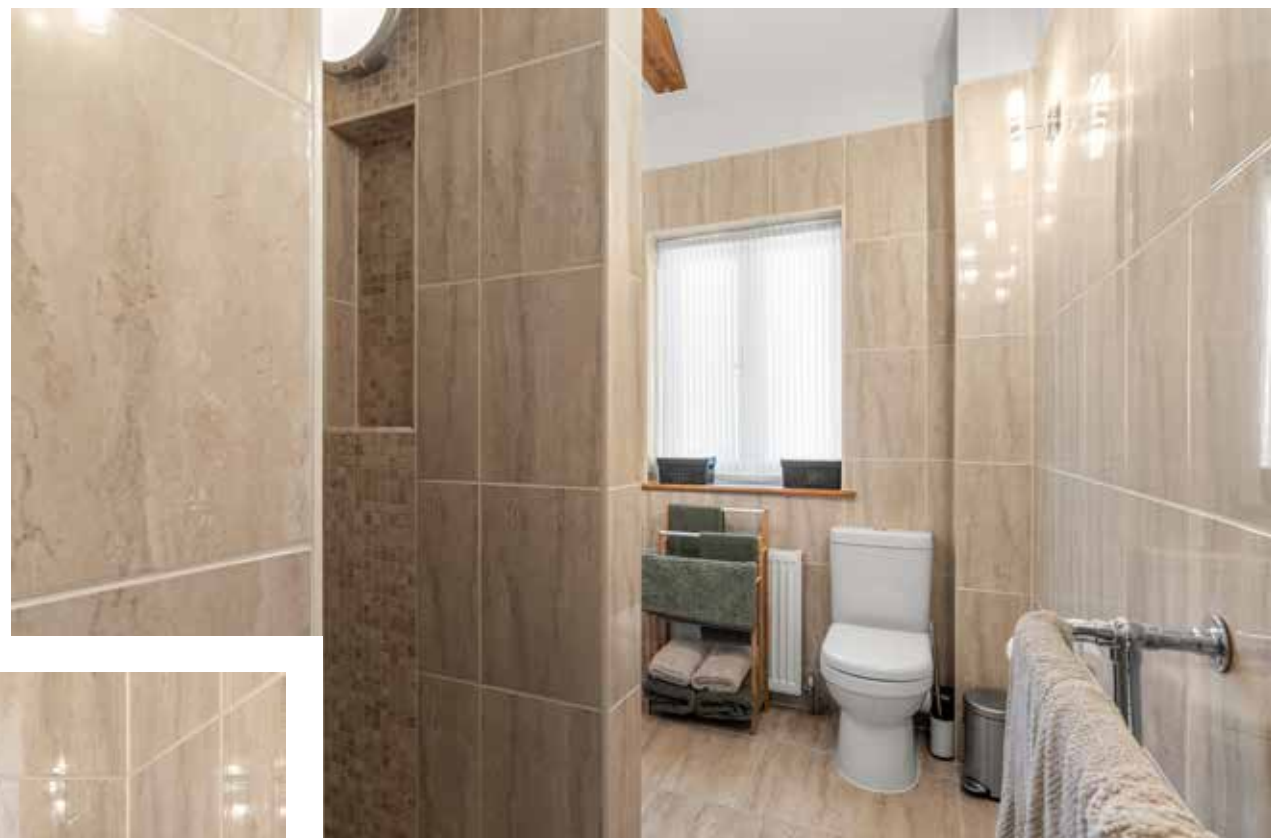


The ground-floor bedroom is bright and airy with a vaulted ceiling and exposed roof timbers with windows looking out to the front courtyard and the rear garden. There are built-in wardrobes for storage and an en suite shower room, tiled in a natural stone effect with a shower, wash hand basin and WC.



A door at the rear of this bedroom leads into a small storage area and then into the rear of the garage. If required, this section of the property could be accessed without entering the rest of the home, and adding a kitchenette into the living space could create an entirely separate annexe, allowing family members to live together whilst retaining a degree of separation and privacy.







# *Monkhams Farm Barns* TIME FOR BED

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The largest of the first-floor bedrooms is spacious and has a built-in wardrobe and a full en suite bathroom with a bath, separate shower, WC and wash hand basin.

Two more spacious bedrooms on this floor have fantastic views over the neighbouring fields and countryside.









# *Monkhams Farm Barns* GLORIOUS GARDENS

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The grounds at Monkhams Farm Barn are abundant, offering the potential to live your rural country dream. The French doors from the living room open onto a side garden area with a timber building, currently set up as a gym but also ideal for storage.

A section of the lawned area is cordoned off and ready to keep ducks or chickens, and a further area has raised beds for growing vegetables. Paving extends around the side and rear of the property with flower beds and a 'breeze house,' a pleasant shelter from the sun where you can enjoy morning coffee or an al fresco lunch.











The lawn stretches out with laurel hedging on one side to give a sense of privacy, and timber fences are open on the other side to enjoy the animals in the neighbouring paddocks. There is a summer house with a kitchen living area, a full shower room, and a handy outdoor gardeners' loo, so you don't need to return to the house if you're out in the gardens.





# *Monkham's Farm Barns* OUT AND ABOUT

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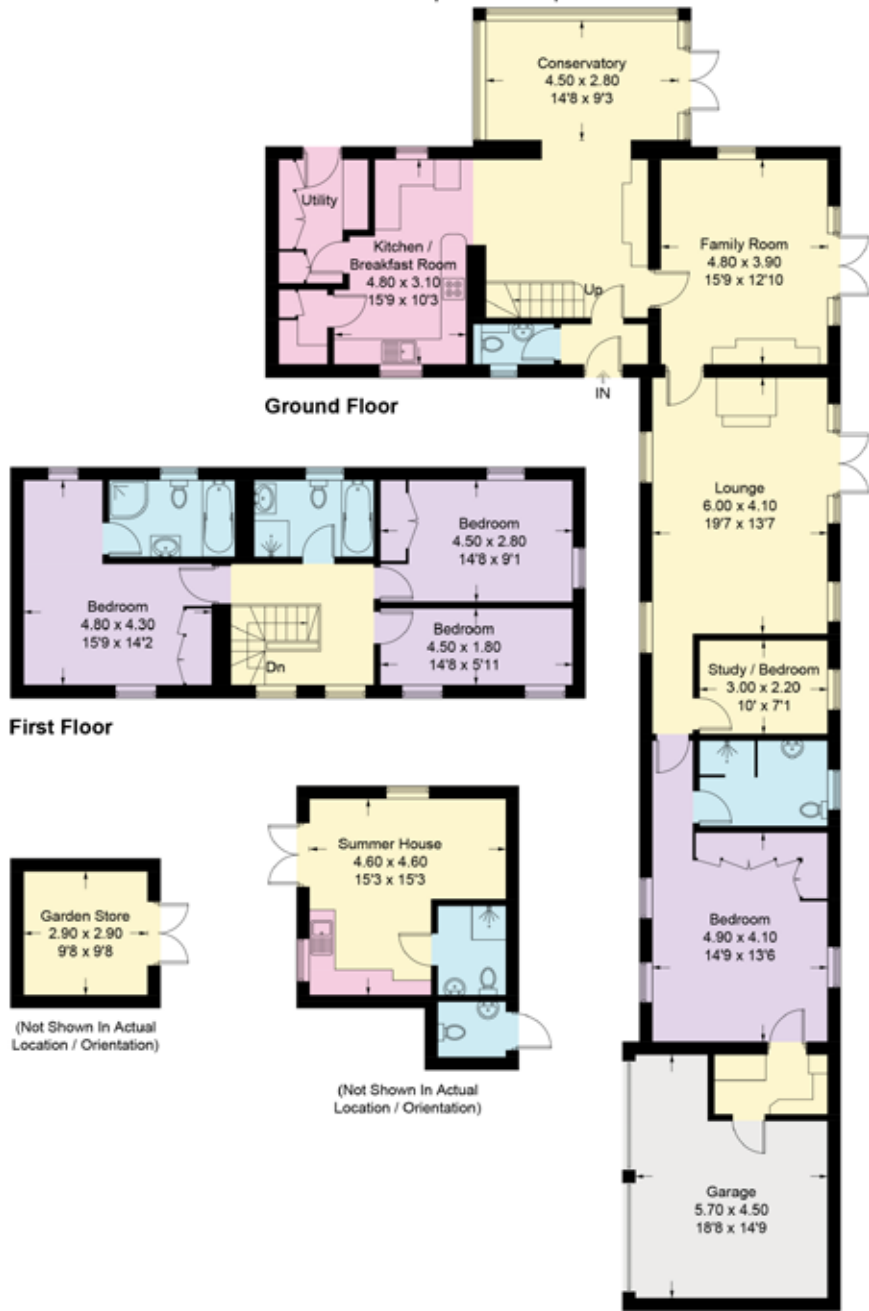
From the doorstep, there are countless walking routes and bridleways to enjoy, including a delightful route into town if you want to walk rather than drive. Waltham Abbey is just a few miles away, with supermarkets, chain stores, independent shops, and restaurants. Farm shops or 'pick-your-fruit' farms are also nearby for days out with the children.

There are primary and secondary schools to accommodate children of all ages, and the train at Waltham Cross has routes into London if you need to commute for work. Tube stations at Epping, Loughton and Theydon Bois, all on the central line, can also give access to London. The M25 is just a 5-minute drive, as well as other major roads, meaning that, while the property is located in an idyllic rural setting, it is still very accessible.



Monkhams Farm Barns

Approximate Gross Internal Area = 228 sq m / 2454 sq ft  
Outbuildings = 33 sq m / 350 sq ft  
Total = 261 sq m / 2804 sq ft



Details

- A home steeped in history
- Converted in 2008
- 4 Bedrooms
- 3 Bathrooms in main house,  
1 in the Summer House
- Panoramic views from all bedroom windows
- Beautiful family home filled with original character and modern comforts
- Option to create entirely separate annexe
- Large garage with remote control doors and loft storage
- Freehold
- Council Tax Band: G
- Borough: Epping Forest

Grounds & Location

- 0.6 Acres
- Gated entrance and driveway
- Ample space and breeze house for dining outdoors, with uninterrupted views
- The gardens face west, catching all the beautiful sunsets
- Cordoned off lawned area for duck and chickens, and raised beds for growing vegetables
- Summer house with a kitchen living area, shower room, and gardeners' loo
- Plenty of private parking for up to 10 cars

Services

- Mains electricity
- Mains water supply
- Klargester sewage treatment plant
- Wood burner
- Underfloor heating
- Air conditioning
- Broadband: 6 Mbps
- All phone networks cover this area

Address

3 Monkhams Farm Barns  
Monkhams  
Waltham Abbey, Essex  
EN9 2EP



**WHAT3WORDS:** ///chest.gently.hails

Engery Efficiency Rating			
Score	Engery Rating	Current	Potential
Very energy efficient - lower runnin costs			
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	49 E
1-20	G		
Not energy efficient - Higher runnin costs			





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