



Bumblebee Barn  
Woodend Lane | Beauchamp Roding | Ongar | Essex | CM5 0NU

# BUMBLEBEE BARN









# KEY FEATURES

With a stunning interior and fabulous far reaching countryside views in The Rodings, this beautifully designed newly-constructed barn-style residence offers over 6,000 sq. ft., of accommodation offering contemporary luxury throughout, set within expansive landscaped gardens. One amazing feature is the wraparound balcony to the principal bedroom suite affording incredible open views.

Boasting five spacious en-suite bedrooms, the property provides expansive living and entertaining areas set over three levels (a lift has been installed), thoughtfully designed with high-end fittings and stylish decor with feature lighting, vaulted ceilings, bi-folding doors and feature staircase atrium with galleried landing. The impressive vaulted entrance has double doors at each end, full-height windows and the contemporary feature staircase. Two triple aspect reception rooms at either side of the ground floor link through to the central bespoke kitchen/breakfast room and a good sized utility room. The kitchen features a central island with breakfast bar, built-in appliances including double ovens, hob, extractor, fridge and freezer. The dining room/reception has two sets of bi-folds opening out to a covered dining/entertaining area (below the bedroom terrace) and the main reception room has a vaulted ceilings and full height windows with the bi-folding doors to the terrace.. The top floor features the fabulous principal bedroom with wrap around balcony affording stunning views with a spacious en-suite bathroom and dressing room. There are three further stylish en-suite bedrooms on this level, one having bi-folding doors out to another balcony to enjoy the spectacular views. To the lower level is a superbly equipped gymnasium, purpose-designed cinema room and a separate swim spa add to the lifestyle appeal perfect for both relaxation and fitness, together with an home office/bedroom with shower and bathroom facilities.









































A fabulous detached annex/bungalow in excess of 1500 sq. ft., built in the same weatherboarded style with pitched roof, offers versatile additional space, ideal for guest accommodation, multigenerational living, or a home office setup. Inside is a main reception with bi-folding doors, kitchen/dining room with further bi-folds out to the garden, utility and cloakroom. Along the hallway is the dual aspect double bedroom with walk-through dressing room and a stylish bathroom.









Next to the Annex is the double garaging and meticulously landscaped gardens enhance the rural setting and offer a tranquil outdoor retreat with a substantial terrace which features a seating/entertainment zone with outdoor kitchen area as well as landscaped areas, well tended lawns, ornamental trees, a vegetable area, rain water harvester and a pond.

The property offers a high specification EPC rating A including underfloor heating, air source heat pump, time-zoned heating and high performance double glazing. There is a Klargester private drainage system.

Beauchamp Roding is a rural hamlet lying some 5 miles from the village of Ongar, offering a wide choice of shops and restaurants including Smiths and 2 miles from Fyfield, with its village shop and pubs. Sawbridgeworth railway station is just 8 miles away, offers direct services into London Liverpool Street, also Harlow station (just 25 mins into London). Nearby in Fyfield is Dr Walker's CofE Primary School, the Ongar Academy and Helena Romanes School in Great Dunmow. Other schooling establishments include Felsted, Bishop's Stortford College, Coopersale Hall, Chigwell, Bancrofts and The Forest, whilst further afield are New Hall, Brentwood School (with a coach pick-up/drop off nearby), Heathmount and Haileybury. The Rodings are a collection of beautiful small villages nestled in the West Essex countryside offering some of the most picturesque countryside of the County with access to Epping, Chelmsford City, Bishops Stortford and Stansted Airport. Main road links include the M11/M25.











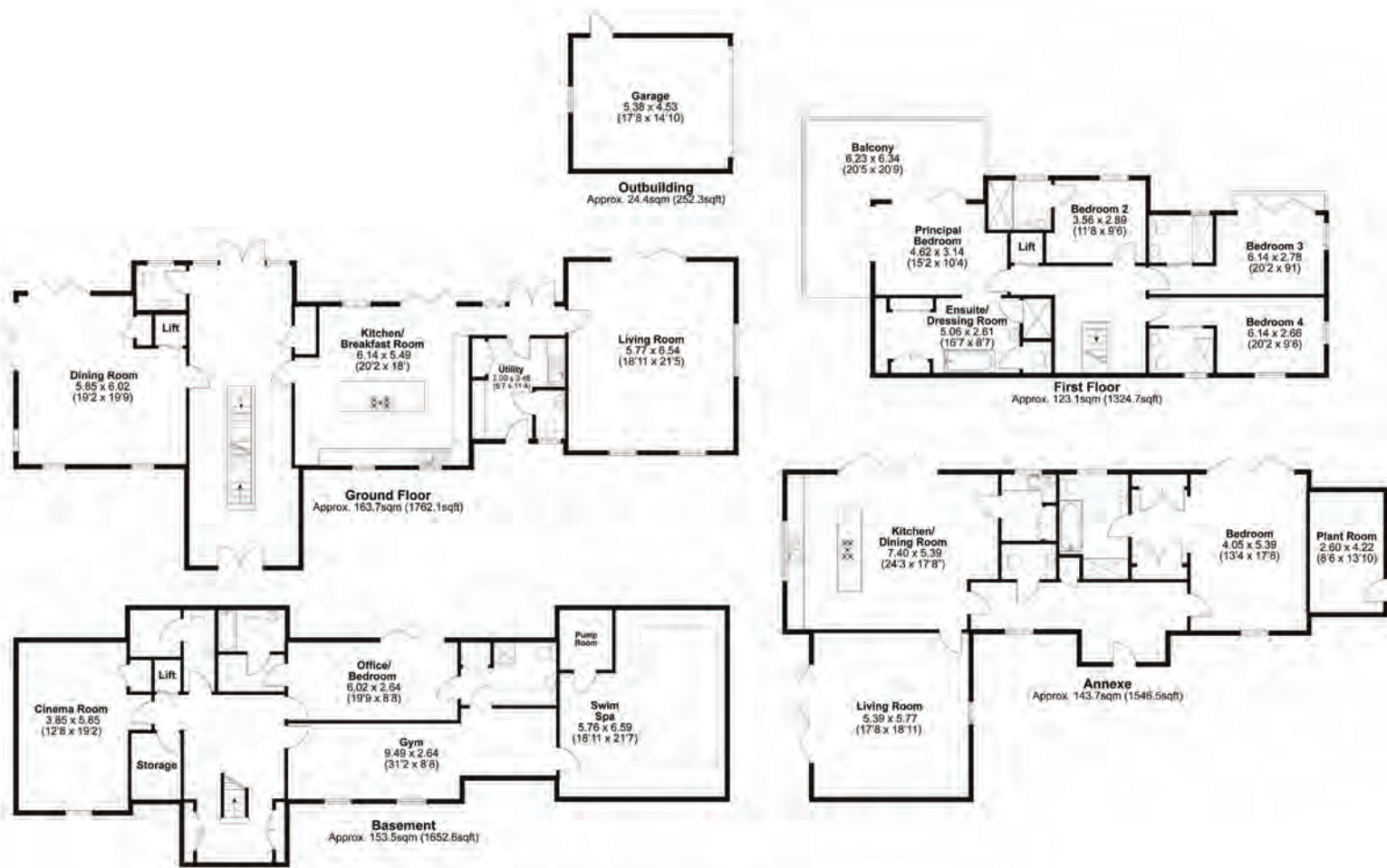






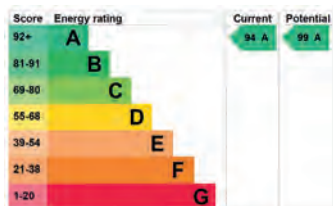






TOTAL FLOOR AREA: 6538.2 sq.ft. (608 sq.m.) approx.

Council Tax Band: G  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 09.05.2025









# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



*follow Fine & Country Mid Essex on*



Fine & Country Mid and South Essex  
1st Floor, 101-135 Kings Rd, Brentwood CM14 4DR  
Tel: +44 (0)1277 714044 | [midandsouthessex@fineandcountry.com](mailto:midandsouthessex@fineandcountry.com)

