



## OXEN END, LITTLE BARDFIELD

GUIDE PRICE – £850,000

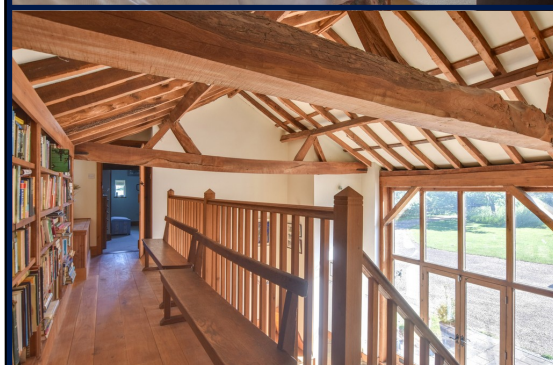
- 3 DOUBLE BEDROOM BARN CONVERSION
- LARGE VAULTED ENTRANCE HALL
- OPEN PLAN KITCHEN, DINING AND FAMILY ROOM
- LIVING ROOM WITH FRENCH DOORS
- FARMLAND VIEWS
- EN-SUITES TO EACH BEDROOM
- PRIVATE SHINGLE DRIVEWAY
- OFF-STREET PARKING FOR NUMEROUS VEHICLES
- PROPERTY PLOT OF APPROXIMATELY 0.7 ACRES
- QUIET COUNTRY LANE



We are pleased to offer this immaculately presented 3 double bedroom barn conversion which comprises of a beautifully vaulted entrance hall, open plan kitchen, dining and family room with windows to three aspects and French doors to rear, separate living room with French doors to side, a cloakroom and understairs storage cupboard. There are three double bedrooms, which all enjoy an en-suite and built-in storage. This property sits in a plot of approximately 0.7 acres, with a private shingle driveway to front, supplying off-street parking for at least 5-6 vehicles (can be easily extended if required). The rear garden is split into a variety of areas with entertaining terrace, main garden split into lawn and pond, with a further raised patio area. There are stunning, far-reaching countryside and farmland views from the property.









With floor to ceiling timber and glazed entrance opening into;

### **Vaulted Entrance Hall**

With twin staircases leading up to galleried landing with exposed timbers, wall mounted lighting, stone flooring, understairs storage cupboard, wall mounted radiators, power points, doors and openings to rooms.

### **Open plan Kitchen, Family & Dining Room 51'9" x 10'11"**

With **kitchen** comprising an array of base level units and drawers with complementary solid oak block work surface and splashback, under sunk butler sink with mixer tap over, free-standing electric oven with extractor fan above, recess power and plumbing for washing machine, tumble dryer, fridge, freezer and dishwasher. A vaulted room with exposed timbers and beams, ceiling lighting, windows to side and rear aspects, stone flooring, wall mounted radiator. Opening into the **family room** with French doors and sidelights leading out to rear entertaining terrace and garden beyond, breakfast bar for kitchen area, wall mounted lighting, vaulted ceiling with exposed timbers, stone flooring, opening through to **dining room**, which is a beautifully vaulted room with exposed timbers, windows and doors to rear and side aspects with garden and countryside views, wall mounted radiators, wall mounted lighting, power points, stone flooring.

### **Cloakroom**

Comprising a close coupled WC, pedestal wash hand basin with twin tap, wall mounted radiator, inset ceiling downlighting, extractor fan, stone flooring.

### **Living Room 16'9" x 15'3"**

With feature wood burning stove, windows and French doors leading out to side with countryside and farmland views beyond, inset ceiling downlighting, wall mounted radiators, TV and power points, solid oak flooring.

### **Bedroom 3 – 16'10" x 11'6"**

With French doors and sidelights leading out to side, ceiling lighting, built-in storage cupboard, solid oak flooring, contemporary wall mounted radiator, power points, door through to;

### **En-suite**

Comprising a fully tiled and glazed shower cubicle, vanity mounted wash hand basin with integrated mixer tap over, close coupled WC, inset ceiling downlighting, extractor fan, wall mounted radiator, tiled flooring.

### **First Floor Galleried Landing**

With exposed timbers to vaulted ceiling, built-in storage and library storage, wall mounted lighting, solid oak flooring, doors to bedrooms.

### **Bedroom 1 – 17'7" x 13'6"**

With built-in wardrobe, vaulted ceiling with exposed timbers, windows to side, wall mounted radiators, wall mounted lighting, fitted carpet, door through to;

### **En-suite**

Comprising a fully tiled and glazed shower cubicle, close coupled WC, vanity mounted wash hand basin with twin taps and storage beneath, window to front, wall mounted lighting, electric shaving point, wall mounted radiator, exposed timbers to ceiling, tiled flooring.

### **Bedroom 2 – 17'4" x 15'4"**

With windows to side overlooking farmland and countryside views, vaulted ceiling with exposed timbers and beams, wall mounted radiator and lighting, built-in storage, fitted carpet, TV and power points, door through to;

### **En-suite**

Comprising a panel enclosed bath with mixer tap and shower attachment over, half-tiled surround, pedestal wash hand basin with twin tap, close coupled WC, wall mounted radiator, electric shaving point, exposed timbers to ceiling, wall mounted lighting, extractor fan, window to front.



# OUTSIDE

## The Front

The front of the property is approached via its own private shingle driveway when reaching the property, supplying off-street parking for a minimum of 5-6 vehicles (this can easily be extended if required), with a large grass frontage, paved pathway to front and to either side of the property, with posting rail fencing to farmland fields to side.

## Rear Garden

Split into a variety of sections with large entertaining terrace, side store, outside lighting and power points, steps down to garden split into lawn and pond, with a further raised patio area, mature planting with posting rail fencing supplying far-reaching farmland views, feature willow and cherry tree.



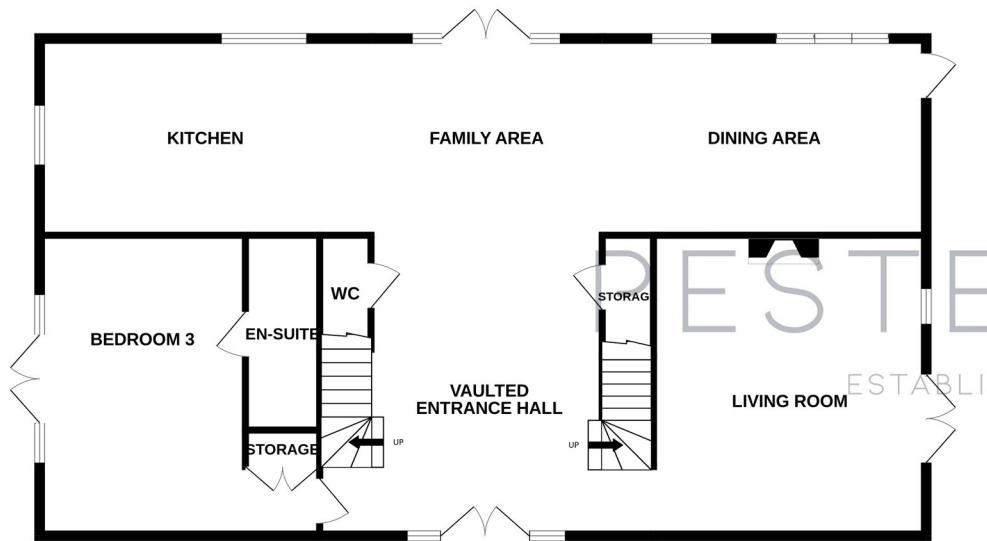


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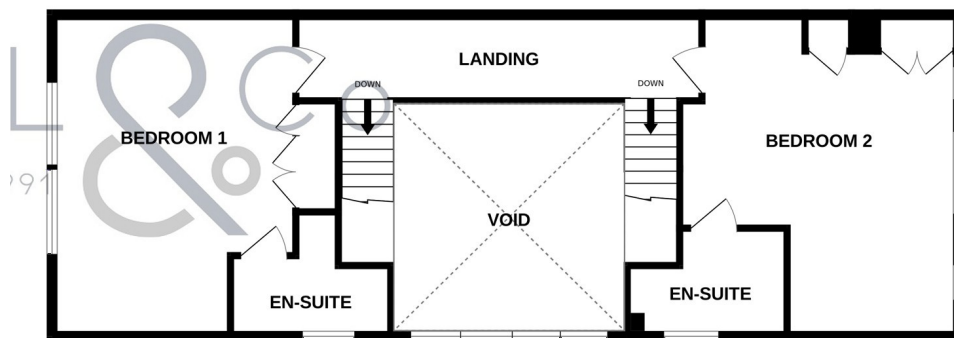
TO FOLLOW...

FLOOR PLAN

GROUND FLOOR  
1369 sq.ft. (127.2 sq.m.) approx.



1ST FLOOR  
866 sq.ft. (80.4 sq.m.) approx.



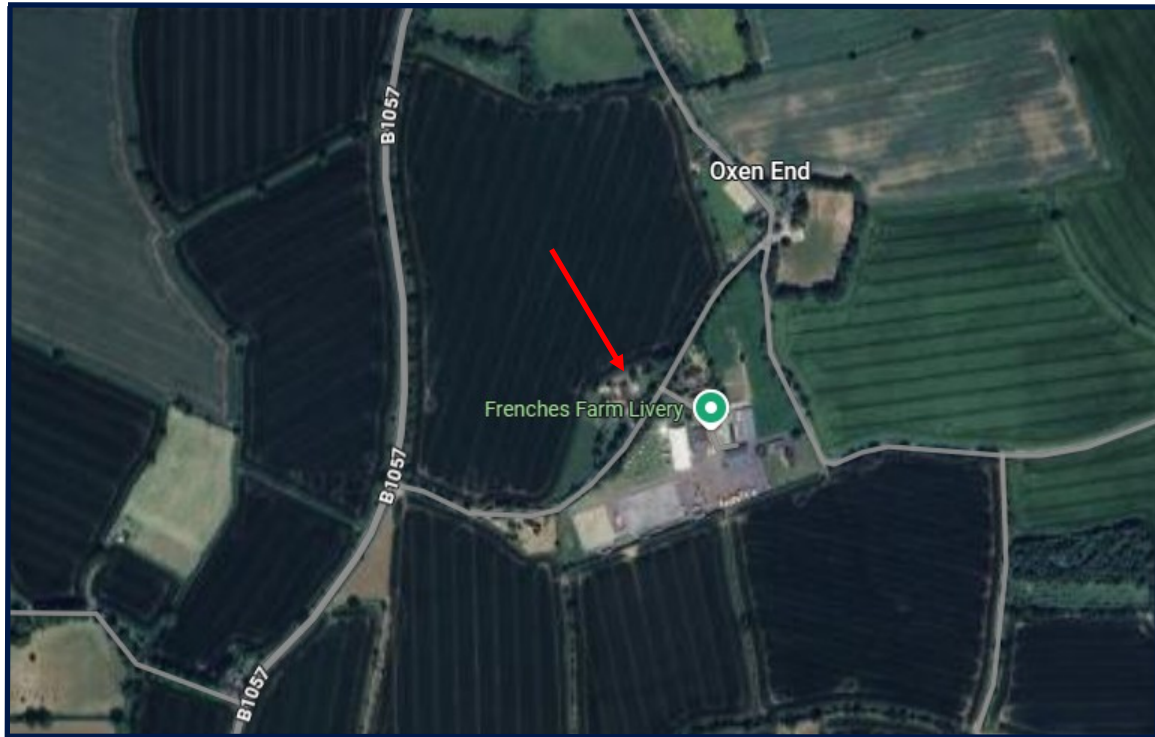
TOTAL FLOOR AREA : 2235 sq.ft. (207.6 sq.m.) approx.

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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# GENERAL REMARKS & STIPULATIONS

**Coft Hall Barn** is located in Oxen End, Little Bardfield, with the village of Great Bardfield nearby. Great Dunmow is a short drive away and offers a wide range of schooling for both Junior and Senior year groups, boutique shopping and recreational facilities along with access, via the A120, to the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, as well as the M11 giving easy onward access to London and the North.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Coft Hall Barn, Oxen End, Little Bardfield, Essex,  
CM7 4PU

## COUNCIL TAX BAND

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## SERVICES

Oil fired central heating, private drainage, and  
mains water

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron  
Walden, CB11 4ER

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 03/06/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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Are you a developer looking for an agent to market or value your site?