



The Oaks
Halstead, Essex

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The Oaks, Baythorne End, Halstead, Essex CO9 4AF

Baythorne End is a small hamlet, well served by public transport within a short distance of Baythorne Hall, a local retail enterprise conveniently providing a wine merchant, café, butchery, antiques and retro centre, giftware and farm shop. The Oaks itself is just 4 miles from the market town of Clare; an attractive and historic town boasting many fine examples of period architecture including a Priory, Norman Keep and the magnificent St. Peter and St. Paul church. It is very well served for a town of its size with a range of everyday facilities including doctors, post office, shops, schools, bank, library and dentist. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.

A charming spacious 2,195 sq.ft detached barn situated in a tucked away private location with generous gardens, off-road parking, double garage and enjoying the potential for multi-generational living. The property is presented in excellent condition and enjoys a wealth of original character.

A charming 2,195 sq.ft detached barn with the potential for multi-generational living.

Entrance into:

ENTRANCE HALL/DINING AREA A spacious and light room with stable door and mullion window leading to the garden. Exposed beams and floorboards, large storage cupboards, staircase to the first floor and ample space for dining table and chairs.

DRAWING ROOM A stunning partly vaulted room with exposed beams and log burning stove set upon a glass hearth. The property enjoys an array of natural light with full height windows and French doors leading to the terrace.

SITTING ROOM A further reception room with exposed beams and brickwork and two sets of French doors leading to the terrace.

KITCHEN/BREAKFAST ROOM Comprising a range of country style wall and base units underworktop with inset sink. Integrated appliances include a Bosch oven and four ring electric hob, whilst there is space for a dishwasher, washing machine and fridge/freezer. Tiled flooring, plenty of space for breakfast table and chairs, door leading to the front, parking area and door to:

UTILITY ROOM With a further range of wall and base units under worktop with inset sink, space for a washing machine and tumble drier.

CLOAKROOM With WC and wash hand basin.

MASTER BEDROOM A spacious master bedroom, partly vaulted with exposed beams, built-in wardrobes, French doors out onto the terrace and an **En-Suite** comprising a tiled shower cubicle, pedestal sink unit, WC, heated towel rail, roof window and extensively tiled walls and flooring.

BEDROOM 2 Another spacious double bedroom with exposed beams, brickwork, built-in double wardrobe and outlook to the front.

First Floor

GALLERIED LANDING A spacious, partly vaulted landing area currently utilised as a music room/fitness area but could be utilised as a study area also with access to:

BEDROOM 3 A spacious double bedroom with exposed beams, built-in wardrobe and outlook to the front.

BATHROOM Comprising a panel bath with shower attachment over, pedestal sink unit and WC.

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Outside

The property is approached via a gravel driveway leading to an extensive gravel parking area providing parking and turning for multiple vehicles in-turn leading to a **DOUBLE GARAGE** with light and power connected. The gardens are an asset to the property and segregated into several areas with mature trees, flower beds with hedging interspersed with paved dining terraces, all enclosed with a high level brick wall and border fencing.

SERVICES: Main drains, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council. Council Tax Band: F. £2963.48 per annum.

EPC RATING: D.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload. **Phone Signal:** Yes. Provider: There is limited coverage within networks.

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SUBSIDENCE HISTORY: None.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: A Right of Way exists over the driveway.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

RESTRICTIONS ON USE OR COVENANTS: None.

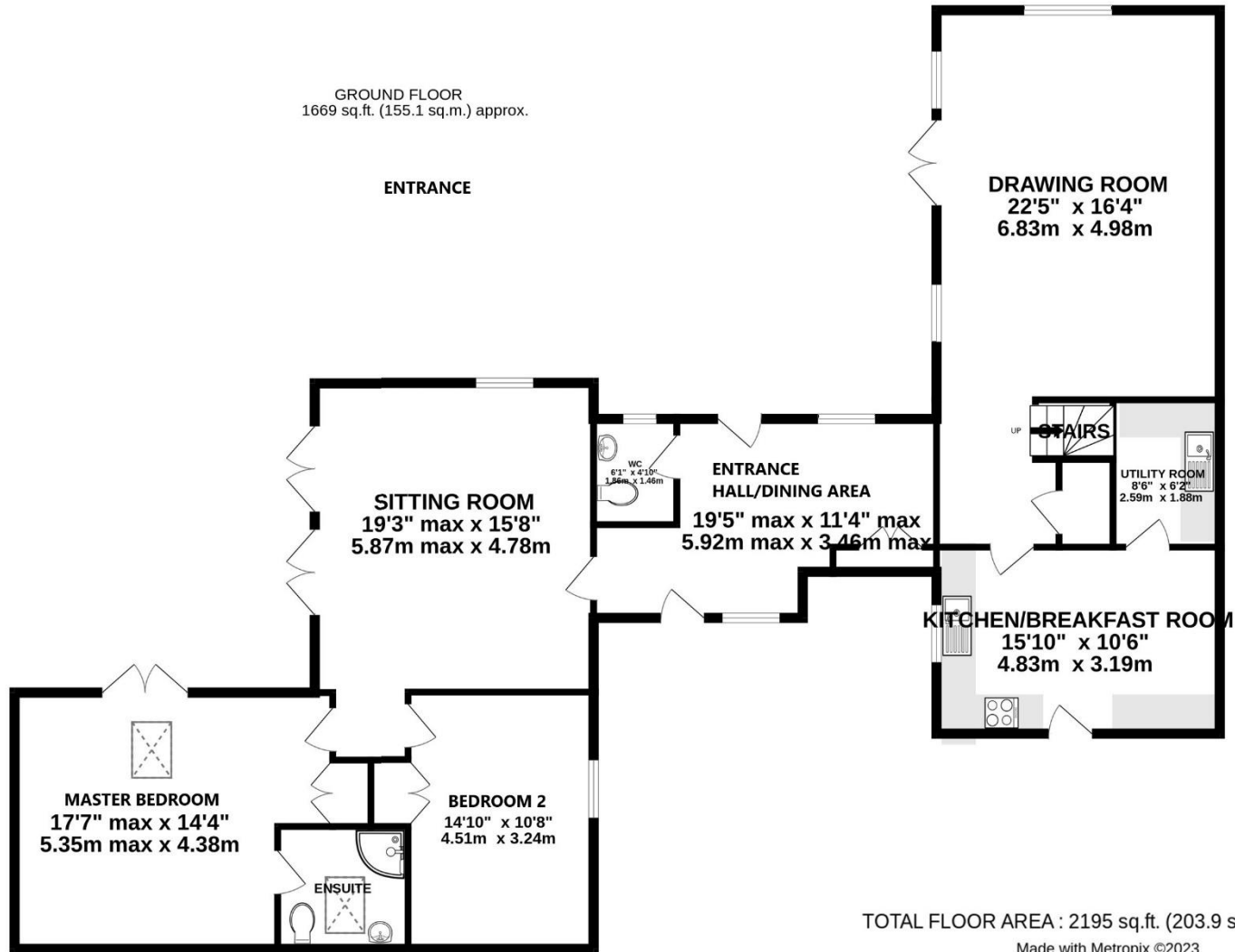
FLOOD RISK: None.

VIEWING: Strictly by appointment through David Burr – 01787 277811.

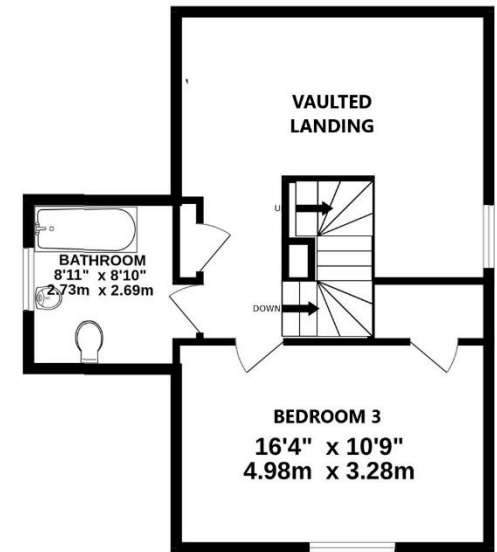
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GROUND FLOOR
1669 sq.ft. (155.1 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 2195 sq.ft. (203.9 sq.m.) approx.

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