



# PRESTIGE & VILLAGE

UK's finest properties



## ENVILLES BARN, LITTLE LAVER, ONGAR, CM5 0JH

\*\*\*Beautiful Barn Conversion with Two Bedroom Luxury Annexe or Separate Dwelling\*\*\*

Two Hoots Barn offers a peaceful location located down a private gated drive amongst similar high quality barn conversions, converted 12 years ago this unique development has been restored and renovated to an exceptionally high standard with high specification finishes. This stunning conversion offers six bedroomed country living for all the family. With 6779 sq ft of internal accommodation this is an ideal family home. There is a large rear garden with exquisite views over rolling open countryside. The property boasts many fine period features including character red brick fireplace, vaulted oak beamed ceilings and solid wood doors. With a stunning kitchen/diner/ entertainment/sitting room, study/office, utility room, superb master bedroom with magnificent dressing/leisure area and luxury en-suite bathroom overlooking open countryside, cinema room, gym, sauna/wet room, a three/four berth cart lodge and parking for several more cars.

GUIDE PRICE £2,200,000

# ENVILLES BARNS

## LITTLE LAVER, ONGAR, CM5 0JH



- Beautiful 8 Bedroom Family Barn Conversion (if both properties purchased)
- Second Bedroom Suite with Luxury Shower Room, Dressing Room & Sitting Room
- Full Oil-Fired Central Heating & Domestic Hot Water
- Close to Local Mainline Railway Stations & Just a Ten Minute Drive to the New M11 Junction 7a & London Stansted International Airport
- Stunning Kitchen/Diner/ Entertainment/Sitting Room
- Four Further Double Bedrooms
- Large Rear & Side Garden and Patio with Fantastic Rural Location Overlooking Open Countryside
- Master Bedroom Suite with Luxury En-Suite Shower Room & Dressing Room
- Cinema room Gym/ Studio, Sauna & Wet Room
- Four Bay Cart Lodge plus Further Parking

### Entrance and Driveway

The enclosure of Enville's Barns is approached via a private driveway leading to an electric five bar gate which in turn opens into further private road leading to sliding electric gate, parking for approximately 10 vehicles leading to 4 car Cart Lodge (currently arranged as two car ports and storage area for garden machinery)

### Reception Hall

25' max x 17' max (7.62m max x 5.18m max)

Bright and airy reception hall with multi-pane full length windows to front, stairs to first floor with under stairs storage cupboard

### Downstairs Cloakroom

6'1 x 4'11 (1.85m x 1.50m)

Half panelled walls, Victorian Hi-Flush w/c and twin pedestal wash hand basin

### Amazing Kitchen/Diner/Lounge/Sitting Room/Entertai

53'1" x 25'1 (16.18m x 7.65m)

Consisting of the following area's

### Sitting Room

25'1 x 16'11 (7.65m x 5.16m)

Beautiful bowed feature twin access open fireplace with fitted log burner, bi-folding doors to rear aspect

### Study/Office Area

12'9 x 8'11 (3.89m x 2.72m)

Window to rear aspect

### Luxury Bespoke Fully Fitted Kitchen

25'1 x 14'11 (7.65m x 4.55m)

Fantastic fully fitted luxury kitchen with Butler style sink unit, built-in split level double oven/microwave. Island section with built-in induction hob with downdraft extractor system and American style fridge/freezer

### Sitting Area

13' x 7' (3.96m x 2.13m)

Bi-folding doors to rear

### Dining Area

18'1 x 13' (5.51m x 3.96m)

Full range of bi-folding doors to patio

### Gym/Reception Room

20'1 x 12'9 (6.12m x 3.89m)

Part full length mirrored walls, patio doors to garden, door to

### Wet Room & Sauna

8'1 x 5'8 (2.46m x 1.73m)

With shower & Pine panelled sauna room

### Cinema

19'4 x 12'11 (5.89m x 3.94m)

Split level with full length screen

### Inner Hallway

Door through to

### Utility/Laundry Room

9'1 x 8'5 (2.77m x 2.57m)

Range of wall and base units with sink, plumbing for automatic washing machine, door to cart lodge

### Boiler/Tank Room

9'1 x 5' (2.77m x 1.52m)

Further storage space

### First Floor Landing

Glazed viewing gallery to reception hall and front aspect

### Hallway Through to Master Bedroom Suite

Comprising, Bedroom, En-Suite Shower Room, Sitting/Dressing Area, Shoe/Storage Cupboard and Walk in Wardrobe

### Master Bedroom

15'3 x 13'6 (4.65m x 4.11m)

Double opening doors with Juliet balcony

### En-Suite Shower Room

12'3 x 8'5 (3.73m x 2.57m)

Luxury suite comprising panelled shower area, concealed cistern low level w/c, vanity wash hand basin with drawers under and heated towel rail

### Sitting Room/Dressing Area

19'3 x 15'1 (5.87m x 4.60m)

Feature brick fireplace with fitted log burner

### Shoe/Storage Cupboard

13'11 x 4'7 (4.24m x 1.40m)

Shelving and storage

### Walk-in Wardrobe

13'4 x 8'7 max (4.06m x 2.62m max)

Full range of built-in hanging, shelving and drawer space

### Stairs to Second Floor Bedroom Suite Two

Comprising Bedroom, Walk-in Cupboard, Sitting/Dressing Area and En-Suite Shower Room

### Bedroom

13'5 x 12'5 (4.09m x 3.78m)

Bright and airy room with windows to two aspects, triple built-in eaves storage cupboards and large walk-in wardrobe

### Sitting/Dressing Area

20'2 x 11'6 (6.15m x 3.51m)

Large eaves storage cupboard and feature brick chimney breast

### En-Suite Shower Room

11'8 x 8'1 (3.56m x 2.46m)

With large panelled double shower cubicle, vanity wash hand basin with drawers under, concealed cistern low level w/c and heated towel rail

### Bedroom Three

15'9 x 13' (4.80m x 3.96m)

Range of built-in wardrobes

### En-Suite Shower/Bath Room

15'2 max x 14'3 max (4.62m max x 4.34m max)

Double shower cubicle, roll top bath, vanity wash hand basin, concealed cistern low level w/c and heated towel rail

### Bedroom Four

17'2 x 13'7 (5.23m x 4.14m)

Range of built-in wardrobes

### Bedroom Five

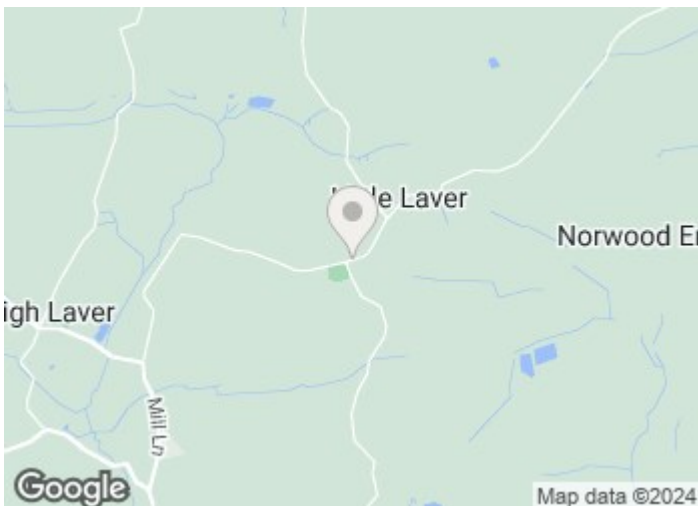
15'9 x 13'1 (4.80m x 3.99m)

Range of built-in wardrobes

### Family Shower Room

9' x 7'7 (2.74m x 2.31m)

Luxury suite comprising screened shower, concealed cistern w/c, vanity wash hand basin with drawers under, heated towel rail



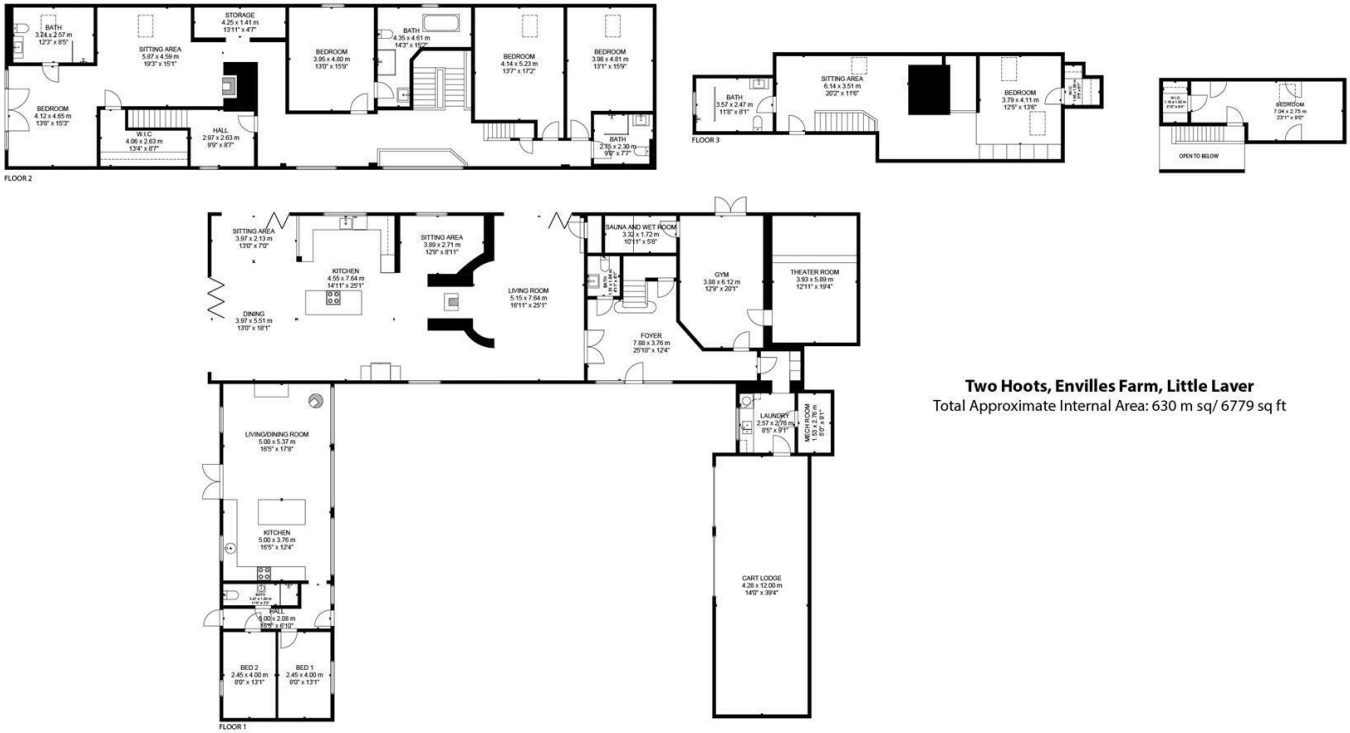
Directions

Band





# FLOOR PLAN



**Two Hoots, Envilles Farm, Little Laver**  
 Total Approximate Internal Area: 630 m sq/ 6779 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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