



GUIDE PRICE £525,000 - £550,000. VIRTUAL TOUR & DRONE TOUR NOW ADDED... Nestled amidst the serene landscapes between Danbury & Maldon, Oak Farm Barns stands as a testament to modern conversion excellence. This captivating project offers a collection of meticulously designed properties, seamlessly blending contemporary aesthetics with the tranquility of the countryside. Embracing the principles of sustainable living, Oak Farm Barns prioritises energy efficiency without compromising on comfort. Each residence boasts sleek architecture and thoughtfully designed interiors, flooded with natural light to create inviting spaces for residents to call home. With a focus on functionality and modern living, Oak Farm Barns exclusively features two (with room to convert to three) and three-bedroom designs, catering to diverse lifestyles and preferences. Additionally, the inclusion of a garden studio provides the perfect space for a home office or creative retreat, enhancing the functionality and appeal of each property. Outside, landscaped gardens provide a peaceful retreat, inviting residents to unwind. Whether hosting gatherings with loved ones, working from the garden studio, or simply enjoying a moment of solitude, the tranquil surroundings offer the perfect backdrop for relaxation. Discover the perfect blend of contemporary sophistication and rural charm at Oak Farm Barns a place where modern design meets the timeless allure of the countryside. Energy rating C.

Accommodation & Specification

The re-modelling of Oak Farm Barn will comprise contemporary ultra-modern new homes all in a fantastic countryside setting with far reaching farmland views.

On the ground floor of 2 Oak Farm Barn there will be a fantastic open plan living room, dining area and high specification kitchen with bi-folding doors to the landscaped rear garden. The versatile accommodation will include a ground floor bedroom with en-suite shower room. There is also a utility room and cloakroom. To the first floor there is a large bedroom, family bathroom and a large mezzanine landing or study area. 2 Oak Farm Barn totals around 1345 sq. feet (125 sq. metres). In addition there is a garden studio of about 345 sq. feet, ideal for a variety of uses such as home office or games room.

Along with the garden studio there will be a fully landscaped private rear garden and a large parking area for residents and visitors.

There are many high quality fixtures and fittings including gas fired underfloor heating, bi-folding doors, CCTV and security systems. The kitchen will be of very high quality with quartz work surfaces and a range of appliances.

Location

Woodham Walter is an idyllic semi-rural village located three miles west of Maldon, in the county of Essex. Within the village is a highly regarded primary school, three public houses and The Warren Golf & Country Club Estate. For further extensive amenities Danbury village is just a couple of miles away. The A12 is 5 miles away & Chelmsford city centre can be reached within 20 minutes drive, although many residents prefer to use the Park & Ride service at Sandon. Just a mile away is Hoe Mill Lock with its canal boats and lovely countryside walks.

FIRST FLOOR

Bedroom 14'6 x 11'9 (4.42m x 3.58m)

Bathroom 9'1 x 6'4 (2.77m x 1.93m)

Mezzanine 16'5 x 9'8 (5.00m x 2.95m)

GROUND FLOOR

Bedroom 12'5 mx x 10'6 (3.78m mx x 3.20m)

En Suite 8'0 x 4'5 (2.44m x 1.35m)

W.C

Utility Room 7'5 x 5 (2.26m x 1.52m)

Open Plan Living Space 33' x 14'6 (10.06m x 4.42m)

EXTERIOR

Garden Room 15'2 x 11'6 (4.62m x 3.51m)

Agents Note

This particular house at present has a master bedroom to the first floor and another bedroom with an en-suite on the ground floor. Upstairs there is also a large open plan style room which with relative ease could be converted to a bedroom and in our opinion lends itself to this.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

