



Oak Farm Road, Woodham Walter , Essex CM9 6RH  
£675,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Nestled within the serene Essex countryside, this exquisite barn conversion presents an unparalleled fusion of rustic charm and contemporary finesse. Recently converted and meticulously finished to an exceptional standard, Charcoal Barn offers an idyllic home. There is also a large carport with attached outbuilding (44.5 sq.metres), ideal for a number of uses such as guest suite, workshop, or maybe a studio or games room. . The property is offered by a reputable local developer who has a wealth of knowledge and a wide variety of high specification builds that have been completed locally within the last five years. Energy rating C

## FIRST FLOOR

### Bedroom One

14'7" x 13'4" (4.45 x 4.08)  
size includes en suite

### En Suite

### Bedroom Two

14'0" mx x 13'5" (4.29 mx x 4.09)

### Family Bathroom

6'11" x 6'4" (2.12 x 1.94)

### Landing

7'4" x 5'8" (2.26 x 1.73)

## GROUND FLOOR

### Entrance Hall

15'7" x 7'8" (4.75 x 2.36)

### Ground Floor W.C

7'6" x 3'11" (2.31 x 1.20)

### Lounge

20'1" x 9'10" (6.14 x 3.01)

### L' Shaped Kitchen Diner Family room

20'5" x 17'5" (6.24 x 5.33)

### Utility Room

8'1" x 6'3" (2.48 x 1.93)

## EXTERIOR

### Large Carport

16'11" x 13'6" (5.17 x 4.12)

### Outbuilding One

20'2" x 14'7" (6.15 x 4.47)

### Outbuilding Two

14'9" x 12'5" (4.50 x 3.80)

## Landscaped Gardens

## 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.

