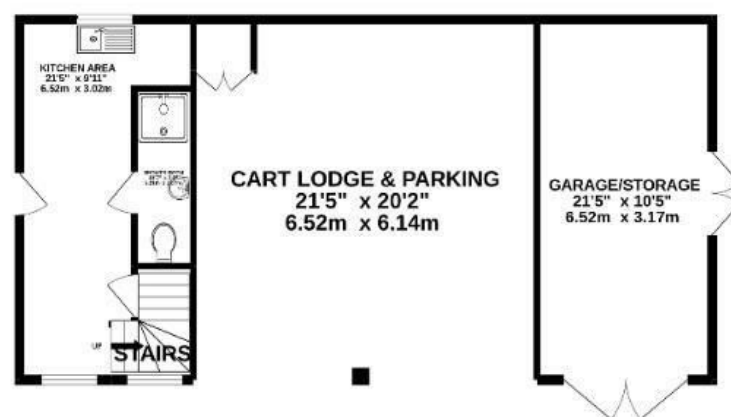
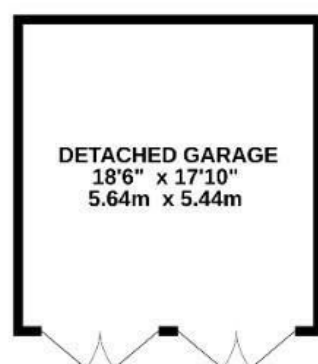


1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



GROUND FLOOR  
1212 sq.ft. (112.6 sq.m.) approx.



TOTAL FLOOR AREA : 1813 sq.ft. (168.4 sq.m.) approx.  
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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



CLAPTON HALL LANE, DUNMOW, ESSEX, CM6 1JG

GUIDE PRICE £1,375,000





CLAPTON HALL LANE  
DUNMOW  
ESSEX  
CM6 1JG

\*\*\*OPEN DAY SAT 15th NOV 12pm - 3pm\*\*\* GUIDE PRICE £1.375m to £1.45m\*\*\*Totalling over 5,200 sq.ft. within a 0.5 acre plot is this imposing 4/5 bedroom modern Converted Barn with outbuilding suitable for an Annexe. The property boasts a Double Garage PLUS an additional 4-bay Outbuilding comprising a further Garage, 2 open Cart Lodges, a kitchen area, shower room and spacious 1st floor with glazed end - ideal for a family Annexe / home Office / Games room / Gym with fantastic views. The property sits within a secure, spacious gated complex of 5 Barns on the outskirts of Great Dunmow and was converted in 2011, finished to a high standard throughout by a local Barn Conversion specialist. The accommodation offers a modern open-living layout with an abundance of character in its minimal exposed beams, vaulted ceilings and natural light. Externally the property benefits from a security gated communal entrance, spacious driveways to the front and side of the Barn, plus a further double garage with additional driveway. There are front & rear lawned gardens with wildlife such as deer, pheasant and horses often seen by the current owners in the adjoining fields. Close by are public footpaths and rural lanes for walking/running/cycling and Dunmow High Street is just 1.1m away (20min walk approx) with its independent shops, pubs/bars, cafe's & restaurants, post office, park and local amenities. There is easy access onto the A120 to Colchester or Stansted. The city of Chelmsford & town of Bishops Stortford are just 25min (14 miles) and 20min (12 miles) drive away where you can board Trains into London Liverpool Street.







**First Floor Annexe/Home Office/Gym/Games Room**

41'0" x 15'1" (12.5m x 4.6m)  
The 1st floor has a walk-through partition separating it into 2 areas, 4x Double glazed Dormer windows with wooden slatted blinds to rear, Oak Double Glazed French doors to Glass Juliette balcony overlooking the garden and open countryside, six radiators, Network & power sockets, lighting, loft access, exposed timbers, eaves storage, Air-conditioning unit.

**Double Garage With Separate Driveway**

Located to the front of the barn is an additional double garage with two sets of double doors, power & lighting. To the front of the double garage is a shingle driveway with hedge borders. To the side & rear of this double garage are further shingle areas with post & rail fencing.

**Gardens**

To the rear of the property is an expansive paved patio area with additional sunken seating/dining terrace measuring 7m x 3.5, with timed lighting and a gas fire pit, enclosed by rendered walls topped with glass screens. There is an additional paved patio area to the end of the Cart Lodge. The owners grow their own veg in 2 raised beds and next to this area is the Oil Tank housing which also contains the External A/C unit & Satellite dish for the Cart Lodge. The remainder of the garden is mainly lawn enclosed by timber post & rail fencing, some hedging & screening trees. The garden further benefits from external timed lighting, power sockets and a water tap.

**Additional Information**

Brookview Barn is not Listed but lies within the curtilage of other Grade II listed buildings - Planning Permission has been obtained without issue by the current owners on 2 previous occasions. The Barn and Cart Lodge have separate water softeners & oil boilers but are fed from same oil tank. Heatmiser app-controlled Neo Smart thermostats & Network sockets in most rooms in the Barn. The Barn was converted in 2011, the Cart Lodge was built in 2016. Internet is via Gigaclear Fibre up to 1000Mb. Private Sewage by Klargester is shared between the 5 barns. Clapton Hall Barns has a Service Charge of £700pa per property, run by the 5 owners. The Barn and Cart lodge are fully alarmed.

- Approximately Half An Acre
- Four Bedroom Barn Conversion
- Gigaclear Broadband up to 900Mb
- Separate Double Garage With Driveway
- 4-Bay Cartlodge/Garage with Annexe/Home Office/Gym/Games room above
- Modern Living layout
- Secure Gated Complex Of Five Properties
- Character Features
- Abundance Of Natural Light
- High Specification Finish

**Entrance / Open Plan Living / Dining / Study Areas**

40'4" x 28'10" (12.3m x 8.8m)  
Entrance via solid Oak door, Vaulted ceiling, large full height Oak framed double glazed window to front aspect with programmable blinds, Oak double glazed window to side aspect, Study area, exposed timbers, stairs to first floor landing, underfloor heating, Oak wood flooring, access to under-stairs storage; Living / Dining Area: 2x Oak Double glazed French doors to rear aspect, carpeted flooring, lounge area with central fireplace stack incorporating media storage, recess for TV (not included) and gas 2-sided fireplace; Dining area, Chill Zone, exposed timbers, underfloor heating, inset spotlights and feature ceiling mounted light fixture, various power sockets, Telephone socket, TV/Network socket & low-voltage light sockets. Doors to Cloakroom, Inner Hallway & full height Glass Doors to Kitchen.

**Cloakroom**

Oak framed double glazed window to front aspect, low level WC with concealed cistern and soft-close lid, vanity wall mounted wash hand basin with feature mixer tap and splash back tiling, oak wood flooring, exposed timbers, access to under-floor heating manifolds, inset spotlights.

**Kitchen / Breakfast Room**

26'10" x 13'1" (8.2m x 4.0m)  
2x Oak double glazed French doors to side aspect, Oak double glazed window to rear aspect, various base soft-close base and eye level units with under-lighting and granite work surfaces, five ring Siemens induction hob with stainless steel extractor fan over, inset one and half unit stainless steel sink with mixer tap and drainer unit, curved breakfast bar with seating for three people, integrated dishwasher, two full height integrated fridge / freezers, full height integrated wine chiller, range of Siemens integrated appliances: coffee maker, microwave oven / grill, and two fan / steam ovens; dining area, underfloor heating, splash back tiling, exposed timbers, tiled flooring, inset spotlights, various power sockets. Full height Glass Doors to Living Area and door to Boot room.

**Boot Room**

10'2" x 6'6" (3.1m x 2.0m)  
Oak double glazed window to front aspect, access to airing cupboard with water softener and oil boiler, space for coat & shoes, additional storage cupboard, underfloor heating, tiled flooring, inset spotlights, various power sockets. Door to:

**Utility Room**

8'2" x 6'6" (2.5m x 2.0m)  
Oak double glazed window to front aspect, various base and eye level units with granite effect work surfaces over, one and half unit stainless steel sink with mixer tap and drainer unit, space for three appliances, tiled flooring, underfloor heating, access to fuse-board, ceiling mounted light fixture, various power sockets, extractor fan.

**Inner Hallway**

Carpeted flooring, access to fuse-board, ceiling mounted spotlight array, various power sockets.

**Bedroom Three / T.V Room**

16'0" x 12'9" (4.9m x 3.9m)  
Oak double glazed window to front aspect, exposed timbers, carpeted flooring, underfloor heating, inset spotlights, various power sockets & TV/Network socket.

**Family Bathroom**

Four piece suite comprising: wall mounted vanity unit with mixer tap and splash back tiling, low level WC with soft-close lid, tile enclosed bath with mixer tap and shower attachment, separate tiled enclosed shower with rainfall shower head & shower attachment, glass door and cobblestone flooring; wall mounted electric heated towel rail with timer, underfloor heating, tiled flooring, inset spotlights, extractor fan.

**Bedroom Four**

13'9" x 13'5" (4.2m x 4.1m)  
Oak double glazed window to rear aspect, exposed timbers, carpeted flooring, underfloor heating, inset spotlights, various power sockets & TV/Network socket.







**Galleried Landing**  
Access via carpeted stairs with stainless steel handrails and feature stair-lighting; carpeted flooring, exposed timbers, floor-level spotlights, various power sockets. Doors to: Principal Bedroom, Bedroom Two, and Loft Room Stairs.

**Principal Bedroom**  
19'0" x 13'9" (5.8m x 4.2m)  
Oak double glazed windows to side aspect, 'his' and 'hers' range of in-built wardrobes with hanging rails & auto-lighting, two wall mounted radiators, carpeted flooring, dressing area, exposed timbers, inset spotlights, various power sockets & TV/Network socket. Door to:

**En-Suite Bathroom**  
Four piece suit comprising: low level WC with concealed cistern and soft-close lid, 'his' and 'hers' freestanding oval wash hand basins atop tiled surface with mixer taps, tile enclosed bath with integrated mixer tap, tile enclosed shower with glass screen and rainfall shower head; electric underfloor heating with programmable timer, wall mounted heated towel rail with timer, tiled flooring, tiled walls, various shelving, various feature lighting, shaver socket, inset spotlights, extractor fan, exposed timbers.

**Bedroom Two**  
16'0" x 13'5" (4.9m x 4.1m)  
Oak double glazed window to side aspect, range of in-built wardrobes with hanging rails & auto-lighting, wall mounted radiator, carpeted flooring, exposed timbers, inset spotlights, various power sockets & TV/Network socket. Door to:

**En-Suite**  
Three-piece suite comprising: low level WC with concealed cistern and soft-close lid, wall mounted vanity unit with mixer tap and splash back tiling, tile enclosed shower with glass door; tiled flooring, wall mounted radiator, wall mounted heated towel rail with timer, Oak shelf, exposed timbers, inset spotlights, extractor fan.

**Loft Room**  
24'3" x 13'1" (7.4m x 4.0m)  
Access via timber stairs, carpeted flooring, spotlight array, various power sockets, access to additional loft space.

**Cart Lodge With Attached Garage & Driveway**  
To the front of the barn is a shingle driveway wrapping around the property leading to the 4-bay cart lodge building. The cart lodge boasts two open bays with power & lighting plus a storage cupboard containing an oil boiler & water softener. A separate garage bay with double doors to the front, power and lighting, double doors to the side. The Cart Lodge also benefits from external lighting, power and a water tap .The 4th bay has a solid Oak entrance door to:

**Annexe Entrance / Kitchen Area**  
21'3" x 9'10" (6.5m x 3.0m)  
Vaulted ceiling, 2x Double Glazed Windows to front with wooden slatted blinds & 1 window to rear, base and eye level units with complimentary working surface over, inset stainless steel sink with drainer unit, cooker, glass splashback and extractor hood, spaces for fridge/freezer & washer/dryer, inset spotlights, radiator, tiled flooring, power sockets, cooker socket, fuse-board, Oak stairs with stainless steel handrails & stair-lighting rising to the first floor. Door to:

**Annexe Shower Room**  
Enclosed tiled enclosed shower with rainfall shower head & shower attachment, glass door, Vanity wash hand basin with tiled cplashback, Low-level W.C with soft-close lid, wall mounted heated towel rail with timer, inset spotlights, extractor fan, tiled flooring.

