



Bobbingworth Mill, Bovinger, Ongar

O.I.E.O £950,000

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MILLERS
ESTATE AGENTS

*** IMPRESSIVE DETACHED HOUSE * APPROX. 2170 SQ FT * 90' X 50' REAR GARDEN * 0.26 ACRES * DOUBLE GARAGE & AMPLE PARKING * FARMLAND VIEWS * SPACIOUS FAMILY ACCOMMODATION ***

An impressive & spacious four bedroom detached house, providing generous family accommodation arranged over two floors. The property enjoys a stunning location set in the open countryside of West Essex, benefitting with views to the rear of arable farmland. The property enjoys a semi-rural feel, and yet is a short drive to the larger town of Epping with its Station serving London, Hastingwood for the M11 & Cambridge and A414 for Chelmsford.

The accommodation comprises an impressive inner hall featuring open plan stairs which ascends to the first floor & doors allow access to the ground floor. The two spacious reception rooms include a beautifully presented living room featuring a fireplace, wooden flooring & double doors lead to the fabulous rear garden. A family sized dining room faces to the rear; a stunning kitchen breakfast room features a "Range" cooker and breakfast bar with stools. There is a separate utility room, downstairs WC and access to a handy hidden courtyard. The first floor landing leads to the four double bedrooms including a spacious master suite benefitting a full range of mirrored wardrobes which hide access to the en-suite shower room. A newly refurbished family bathroom benefits a separate shower and bath and is finished with white sanitary ware.

The sizeable plot offers a generous front garden which provides ample parking for several vehicles and access to a double detached garage (a potential conversion to a small house or annexe STP). The stunning rear garden has scenic views to the rear which provides an abundance of local wildlife. The rear garden features a practical and sizeable home office allowing home working and privacy from the main accommodation. An internal inspection is essential to fully appreciate this stunning home.





GROUND FLOOR

Guest Cloakroom

4'9" x 3'1" (1.45m x 0.94m)

Study Room

7'11" x 7'4" (2.41m x 2.24m)

Fitted Kitchen

11'10" x 10'11" (3.61m x 3.33m)

Living Room

13'3" x 17'9" (4.04m x 5.41m)

Dining Room

12'6" x 11'11" (3.81m x 3.63m)

Utility Room

7'7" x 5'7" (2.31m x 1.70m)

FIRST FLOOR

Bedroom One

16'04" x 11'10" (4.98m x 3.61m)

En-Suite Shower Room

9'5" x 5'2" (2.87m x 1.57m)

Bedroom Two

13'3" x 10'6" (4.04m x 3.20m)

Bedroom Three

10'10" x 7'7" (3.30m x 2.31m)

Bedroom Four

13'3" x 8'1" (4.04m x 2.46m)

Family Bathroom

10'9" x 5'8" (3.28m x 1.73m)

EXTERIOR

Rear Garden

90' x 50' (27.43m x 15.24m)

Summer House / Office

12'9" x 9'07" (3.89m x 2.92m)

Double Garage

18'2" x 16'11" (5.54m x 5.16m)

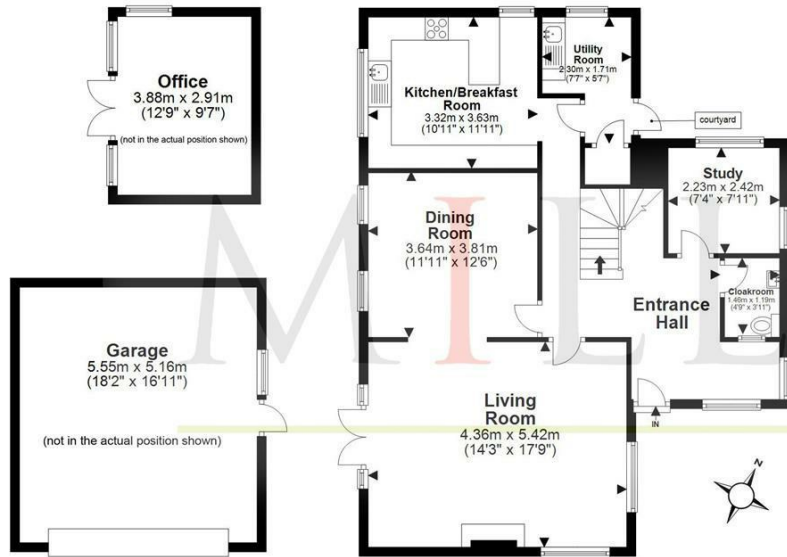
Courtyard

16'11" x 13'10" (5.16m x 4.22m)



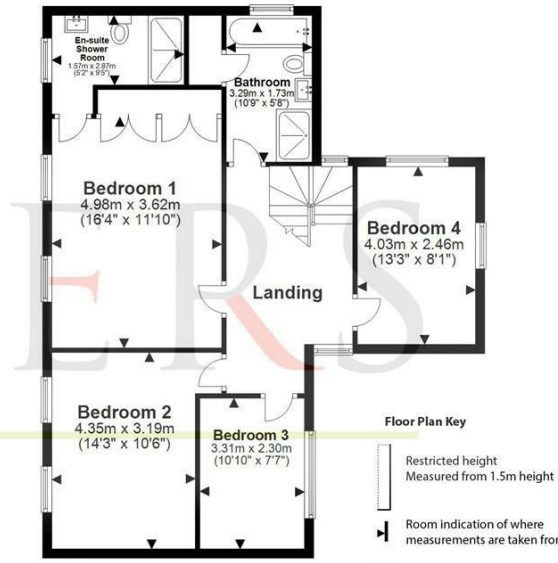
Ground Floor

Main area: approx. 83.3 sq. metres (896.9 sq. feet)
 Plus garages, approx. 28.6 sq. metres (308.0 sq. feet)
 Plus outbuildings, approx. 11.3 sq. metres (121.4 sq. feet)



First Floor

Approx. 78.4 sq. metres (844.4 sq. feet)



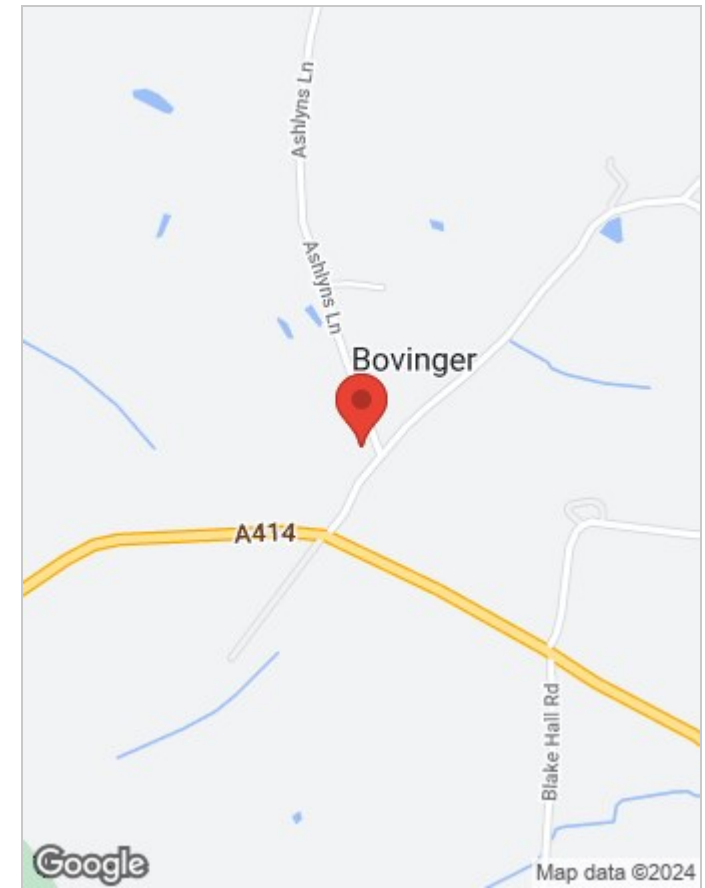
Floor Plan Key

- Restricted height
Measured from 1.5m height
- Room indication of where measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

Main area: Approx. 161.8 sq. metres (1741.3 sq. feet)
 Plus garages, approx. 28.6 sq. metres (308.0 sq. feet)
 Plus outbuildings, approx. 11.3 sq. metres (121.4 sq. feet)

Total area including garages and outbuildings: approx. 201.7 sq metres (2170.7 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
 Plan produced using PlanUp.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		77
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	70
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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