



Abridge Road, Abridge

Asking Price £1,500,000

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MILLERS
ESTATE AGENTS

**** STUNNING BARN CONVERSION ** CIRCA 4000 SQ. FT. ** WEALTH OF CHARACTER & FEATURES ** SEPARATE ONE BEDROOM ANNEXE ** BEAUTIFUL COUNTRYSIDE VIEWS ****

We are delighted to offer this breath-taking barn conversion dating from approx. 17th century which has Grade II* listing. This beautifully presented property has been exceptionally restored by the current owners and boasts a wealth of charm and character. This magnificent four-bedroom home along with a separate one bedroom annexe is set within the picturesque village of Abridge in the heart of the Essex countryside, located close to the village of Theydon Bois with the Central line underground station.

The impressive accommodation offers circa 4000 sq. ft of living space. The entrance to this amazing barn is via a grand hallway featuring games and dining area showcasing the high vaulted ceilings and beams which opens into the central hub of the property. The kitchen has been designed with an eye for perfection offering a bank of units with contrasting work surfaces, a central island and breakfast bar. There is a formal sitting area, a separate study, second kitchen & utility/guest cloakroom. The ground floor also provides a master bedroom suite with a modern contemporary En-suite bathroom. A superb galleried landing leads to another master bedroom with En-suite bathroom along with two further bedrooms and family bathroom. The property has underfloor heating on the ground floor, renewable energy and gas for cooking.

A separate self contained annexe next door to the main barn has its own entrance and garden with accommodation comprising with a lounge/diner opening onto a kitchen area, master bedroom with En-suite bathroom.

Externally the property offers a gated driveway leading to ample parking for several vehicles and two detached garages. Secluded gardens include a pretty courtyard area, a further lawned garden with a private patio area for relaxation and an outdoor kitchen with shower room and storage.





GROUND FLOOR

Entrance Hall / Games Area
19'2" x 10'2" (5.84m x 3.10m)

Dining Area
12'0" x 10'2" (3.66m x 3.09m)

Kitchen Breakfast Room
21'8" x 19'11" (6.60m x 6.06m)

Living Room
21'9" x 21'3" (6.62m x 6.48m)

Kitchen Area
9'10" x 9'11" (3.00m x 3.01m)

Utility Cloakroom
4'6" x 7'9" (1.38m x 2.36m)

Study Room
10'4" x 13'5" (3.14m x 4.08m)

Bedroom Two (Ground Floor)
15'8" x 12'0" (4.78m x 3.66m)

En-suite Bathroom (Ground Floor)
5'7" x 12'4" (1.70m x 3.76m)

FIRST FLOOR (Galleried Landing)

Vaulted Bedroom One
21'10" x 17'6" (6.65m x 5.34m)

En-suite Shower Room
5'7" x 8'10" (1.70m x 2.69m)

Vaulted Bed Three
21'7" x 9'7" (6.58m x 2.92m)

Bedroom Four
12'5" x 11'1" (3.79m x 3.37m)

Bathroom
5'11" x 10'3" (1.80m x 3.12m)

EXTERNAL AREA

Courtyard
40 x 18' (12.19m x 5.49m)

Rear Garden
61' x 27' (18.59m x 8.23m)

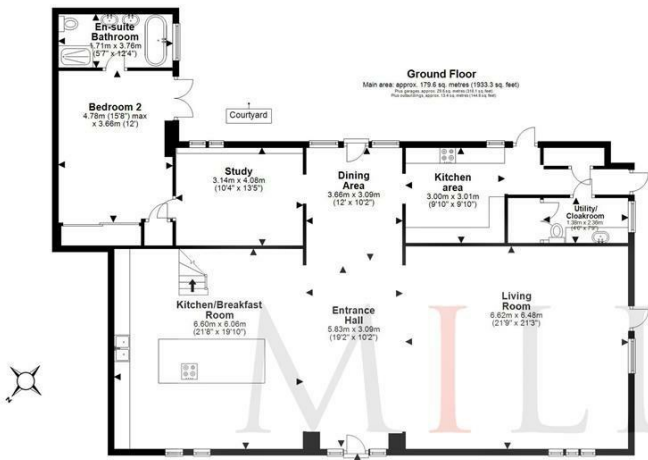
Outdoor Kitchen
8'11" x 11'0" (2.71m x 3.36m)

Shower Room
5'9" x 4'11" (1.75m x 1.50m)

Garage 1 & 2
17'7" x 8'11" (5.36m x 2.72m)

Separate Annexe
595' (181.36m)





Total area including Main house/Annexe/Garages & Outbuildings : approx. 368.3 sq metres (3964.5 sq feet)

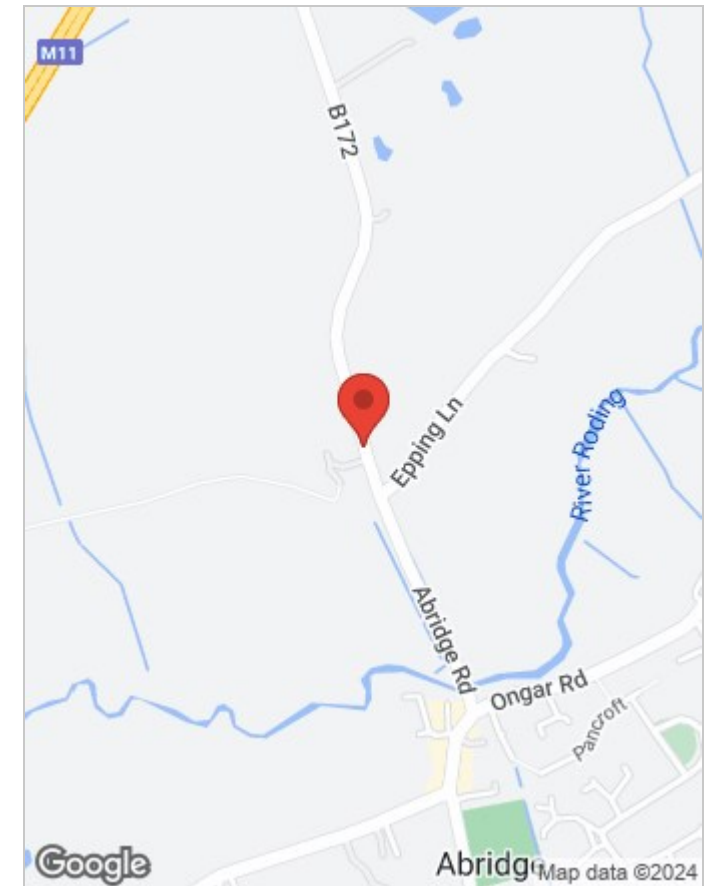


- Floor Plan Key**
- Restricted height Measured from 1.5m height
 - Room indication of where measurements are taken from
 - Property main entry
 - Chimney breast & fireplace
 - Sky light/elevated window

Main area: Approx. 270.1 sq. metres (2907.0 sq. feet)
Plus garages, approx. 29.5 sq. metres (318.1 sq. feet)
Plus outbuildings, approx. 13.4 sq. metres (144.8 sq. feet)

Total area including garages and outbuildings: approx. 313 sq metres (3369.7sq 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. Plans produced using Planity.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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			
(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.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.