



**Abridge Road, Abridge**  
**Offers Over £1,400,000**

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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

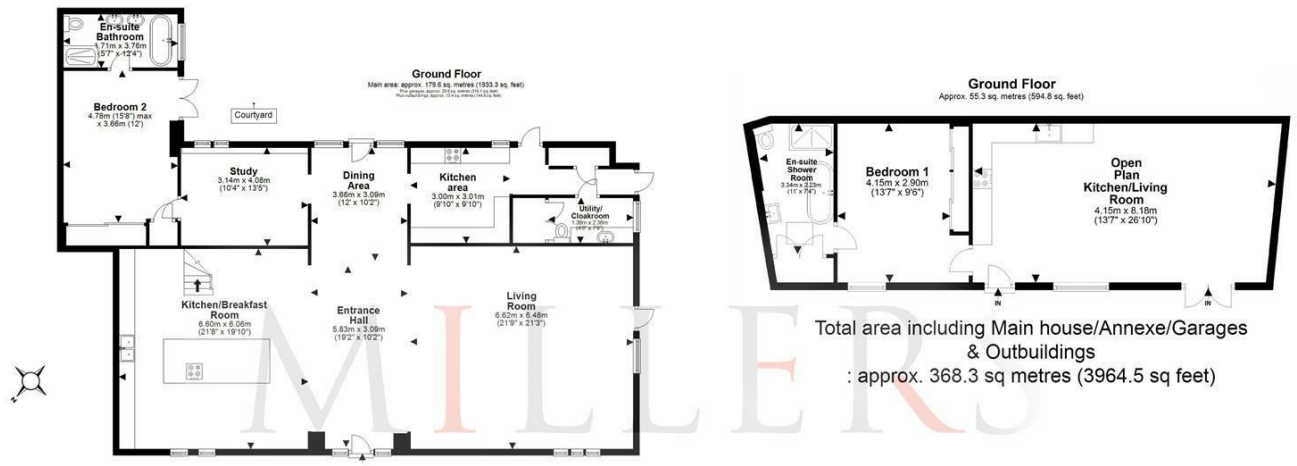
5'9" x 4'11" (1.75m x 1.50m)

### Garage 1 & 2

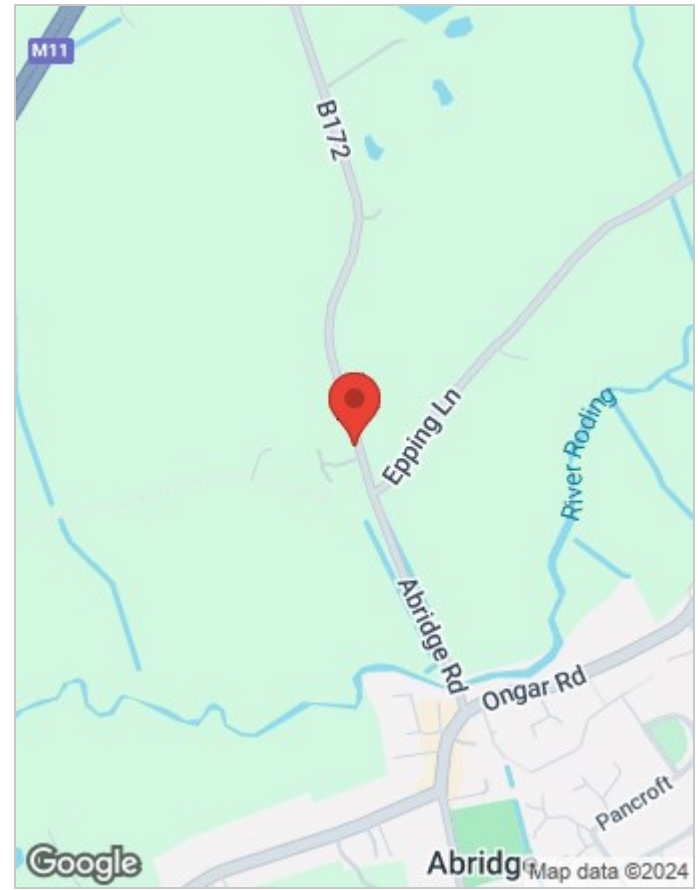
17'7" x 8'11" (5.36m x 2.72m)

### Separate Annexe

595' (181.36m)



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



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. Plan produced using Planity.

- 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

## Viewing

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b> <b>81</b>	<b>England &amp; Wales</b>

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.

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