



The Hall Barns, School Road, Stanford Rivers.

Guide Price £950,000

 4  2  2  D

MILLERS
ESTATE AGENTS

*** STUNNING BARN CONVERSION * SOUGHT AFTER RURAL LOCATON * EXPOSED BRICKWORK & BEAMS * PRIVATE WALLED GARDEN * DOUBLE GARAGE & DRIVEWAY ***

A truly unique character barn conversion, set in this idyllic setting, surrounded by open countryside. Immaculate throughout, with four bedrooms, two bathrooms, a lounge diner, kitchen and utility room, and mezzanine loft room and storage with huge potential.

This spectacular home is approached via a long sweeping driveway, leading to the main courtyard, garaging and front entrance. The majority of the accommodation sits on the ground floor and comprises a wonderful entrance hallway, featuring exposed brickwork and wooden flooring. A ladder leads up to a generous storage area with a door leading to a spacious loft room (great potential for further extension subject to planning). The hub of this home is the spectacular vaulted lounge dining room which features an exposed brick chimney breast and cosy log burner. Stairs ascend to the mezzanine floor where the master bedroom is located. Having fitted wardrobes and a contemporary en-suite shower room. An inner hallway leads to a cloakroom WC, and the superb kitchen fitted with a contemporary range of units with a central island and breakfast bar. There are a further three bedrooms (one is currently being used a TV room) and family bathroom.

The pretty courtyard garden is enclosed with brick walling, has shrubs & flower borders & benefits with side access. In addition, a further communal garden is shared by three neighbouring barns, which enjoy beautiful lawns, with seating areas, shrub, flower and hedge borders. The double garage has twin doors with power and lighting, plus storage in the roof void. A shingled drive allows parking for numerous vehicles.

Located within a semi - rural position, combined with convenient access to the neighbouring towns of Ongar & Abridge. And Theydon Bois and Epping which offer access to a Central Line station, providing links into Central London.





GROUND FLOOR

Entrance Hall

Vaulted Living & Dining Room
16'4" x 22'10" (4.97m x 6.96m)

Kitchen Breakfast Room
14'5" x 16'0" (4.39m x 4.88m)

Inner Hallway

Cloakroom WC
5'6" x 3'2" (1.68m x 0.97m)

Utility Room
6'1" x 7'9" (1.85m x 2.36m)

Bedroom Two
16'4" x 8'3" (4.97m x 2.51m)

Bedroom Three
12'2" x 10'4" (3.71m x 3.14m)

Bedroom Four
12'5" x 8'3" (3.78m x 2.52m)

Bathroom
7'2" x 7'2" (2.18m x 2.18m)

MEZANINE

Bedroom One
18'4" x 11'9" (5.59m x 3.57m)

En-suite Shower Room
8' x 5'6" (2.44m x 1.68m)

2nd Galleried Landing

Storage
14'2" x 5'10" (4.32m x 1.78m)

Loft Room
12'11" x 18'10" (3.94m x 5.74m)

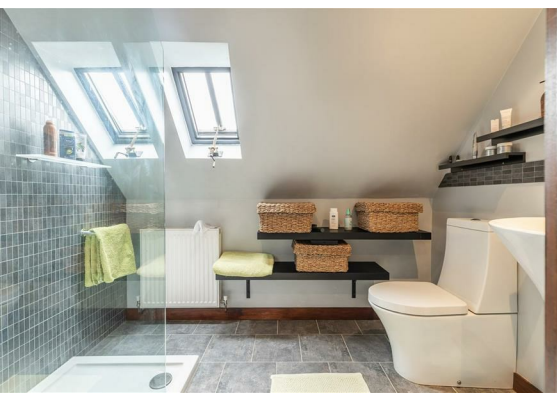
OUTSIDE

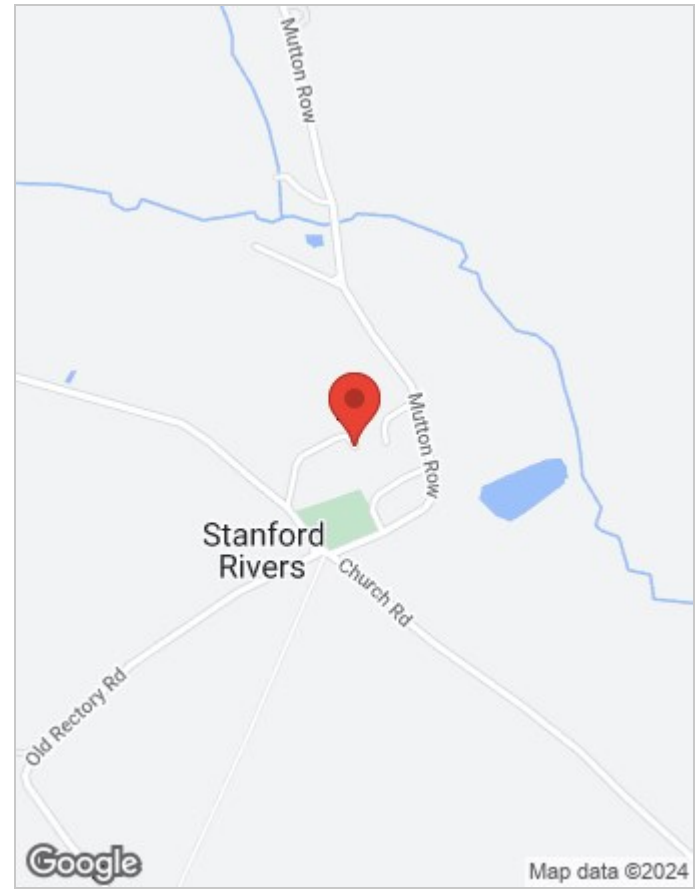
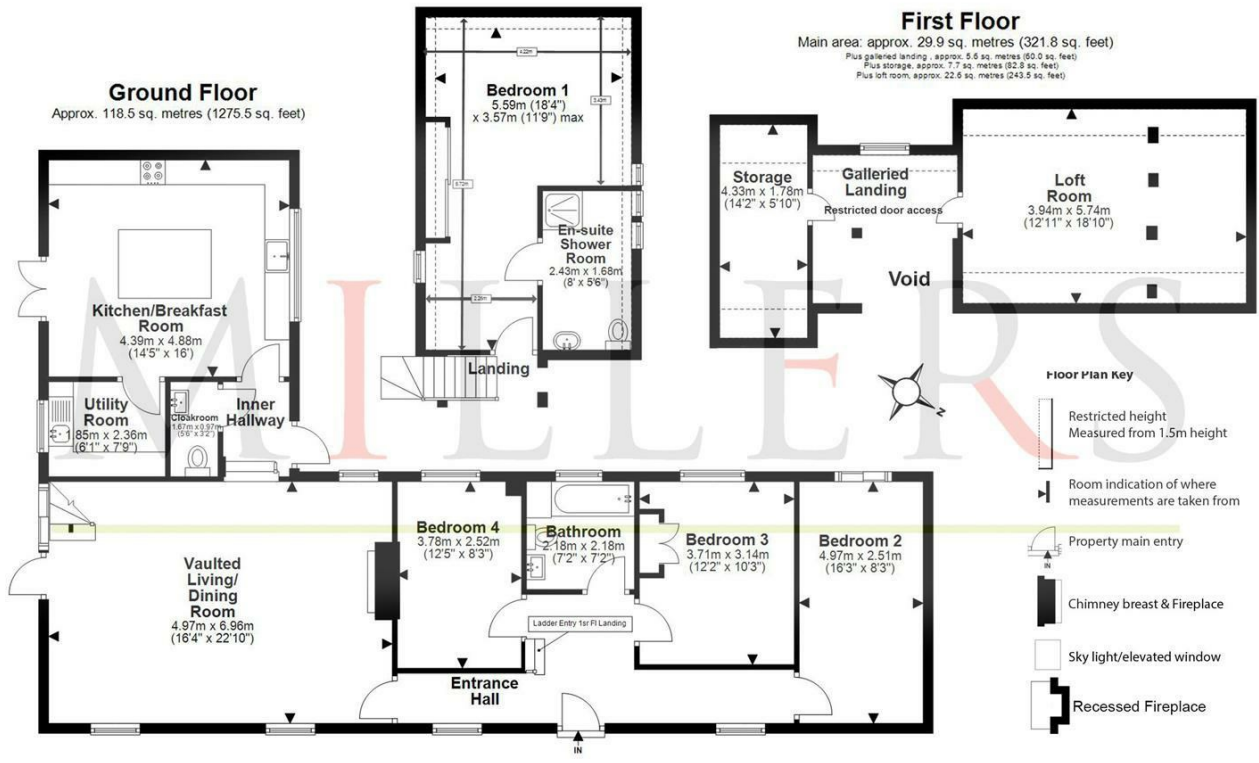
Private Walled Courtyard Garden
38' x 19'4" (11.58m x 5.89m)

Communal Gardens

Shingled Driveway

Double Garage
17'11" x 18'7" (5.46m x 5.66m)





Ground Floor
Approx. 118.5 sq. metres (1275.5 sq. feet)

First Floor
Main area: approx. 29.9 sq. metres (321.8 sq. feet)
Plus galleried landing: approx. 5.6 sq. metres (60.0 sq. feet)
Plus storage: approx. 7.7 sq. metres (82.8 sq. feet)
Plus loft room: approx. 22.6 sq. metres (243.5 sq. feet)

Main area: Approx. 148.4 sq. metres (1597.2 sq. feet)
Plus galleried landing: approx. 5.6 sq. metres (60.0 sq. feet)
Plus storage: approx. 7.7 sq. metres (82.8 sq. feet)
Plus loft room: approx. 22.6 sq. metres (243.5 sq. feet)

Total area including outbuildings: approx. 184.3 sq metres (1983.5 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

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 ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales				England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.