



**The Hall Barns, School Road, Stanford Rivers**

**Guide Price £950,000**



**MILLERS**  
ESTATE AGENTS

\* OUTSTANDING BARN CONVERSION \* DESIRABLE LOCATON \* BEAUTIFULLY FINISHED \* WALL ENCLOSED GARDEN \* DOUBLE GARAGE & AMPLE PARKING \* 16 MINS/7.8 MILES TO EPPING STATION \*

A unique barn conversion, set in a truly idyllic setting & surrounded by open countryside. This immaculate property offers four bedrooms, two bathrooms, a lounge diner, kitchen & utility room. Has a mezzanine loft room and ample storage with huge potential.

This spectacular home is approached via a long gravelled driveway, leading to a main courtyard, garaging & front entrance. The majority of the accommodation sits on the ground floor & comprises a wonderful entrance hallway, featuring exposed brickwork & 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 a spectacular vaulted lounge dining room featuring an exposed brick chimney breast with a cosy log burner. Stairs ascend to a mezzanine floor where the master bedroom is located. Having fitted wardrobes & a contemporary en-suite shower room. The inner hallway leads to a cloakroom WC & a superb kitchen fitted with a range of contemporary units, has a central island & 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 Centra





## 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)

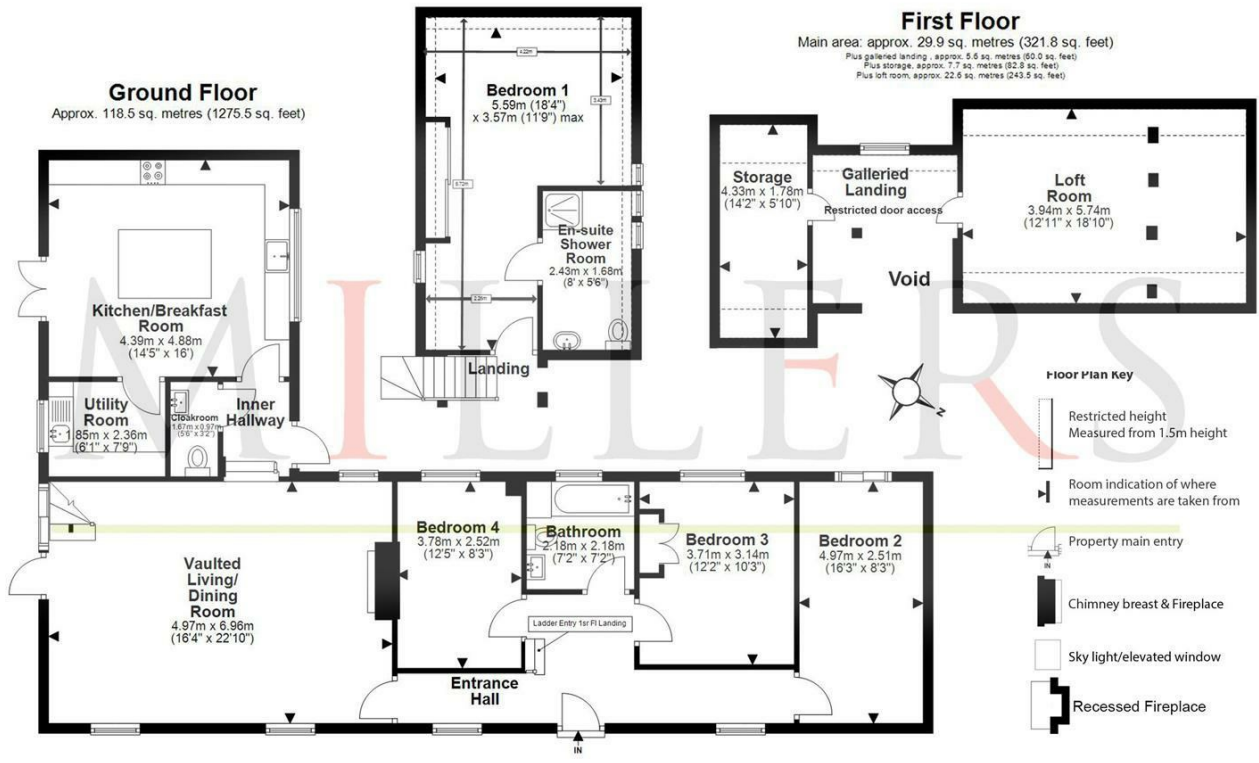
## OUTSIDE

**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)



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.

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.



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		55	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	