



## Barn Hall Cottage, Station Road, Wickford

Offers Over £500,000

- NEWLY BUILT IN '22 WITH 10 YR NEW BUILD CERTIFICATE
- QUIET LOCATION CLOSE TO OPEN FARMLAND
- LIVING ROOM 17' x 15' WITH WOOD BURNER AND TILED FLOOR
- SUPERB GROUND FLOOR BATHROOM (<https://albionbathco.com>)
- UNDERFLOOR HEATING, OAK DOORS AND STAIRCASE, WIRED FOR SOUND
- DESIGNED WITH HIGH SPEC AND SOULFUL ATTENTION TO DETAIL
- LARGE 130' WESTERLY GARDEN AND LARGE DRIVE TO FRONT
- SUPERB SEMI-VAULTED KITCHEN/DINER 27' x 8'8" WITH QUARTZ TOPS
- 3 DOUBLE BEDROOMS (1 TO GROUND FLOOR)
- NO ONWARD CHAIN-VIEWING A MUST

NEWLY BUILT IN 2022 TO HIGH SPEC WITH SOUL AND ATTENTION TO DETAIL. 3 DOUBLE BEDS. CLOSE TO FARMLAND WITH LARGE 130' GARDEN AND LOTS OF SOUL. LIVING ROOM 17' X 15'. 27' KITCHEN/DINER. GROUND FLOOR BATHROOM WITH FEATURE ALBION BATH. GROUND FLOOR BEDROOM. EXTENSIVE DRIVEWAY TO FRONT. QUIET LOCATION. Newly Built in 2022 to an exceptionally high specification with great attention to detail and having that WOW factor! Use of Reclaimed Materials, 3 Double Bedrooms, Close to Farmland yet within walking distance to the Mainline Station to London and Town Centre. Large 130' westerly facing Garden. Living Room 17' x 15', 27' Kitchen/Diner. Ground Floor Bathroom with Feature Bath. Extensive Driveway to front. Lovely Quiet and Private Location. Situated on a generous plot with open aspect to rear, close to farmland yet within walking distance to mainline train station and town centre is this superb recently built 3 bedroom cottage. The property completed in 2022 with a 10 year new build certificate and designed to a modern high specification yet incorporating charm and character with the use of reclaimed materials. The cottage provides a deceptively spacious accommodation including a large living room 17x15 and a 27' kitchen/diner, attractive ground floor bathroom with feature bath and vintage high level wc and washbasin and 3 double bedrooms. The property enjoys a large westerly facing rear garden, front garden with extensive driveway for multiple vehicles and a specification including solid oak doors, staircase and oak floorboards upstairs, underfloor heating, speakers, downlights, quartz worktops, multi-fuel log burner and CCTV - VIEWING IS STRONGLY ADVISED.

 3  1  2  B

Council Tax Band: C



### SPACIOUS LIVING ROOM

17' x 15'

2 double glazed sash windows to front. Brick fireplace with multi-fuel Jotul log burner. Natural Stone Floor with underfloor heating (untested). Under stairs cupboard and wired speakers (untested). Partly vaulted ceiling to let natural light flood space and oak beam features

### GROUND FLOOR BEDROOM

3

9'10 x 9'2

Double glazed sash window to front. Natural Stone Floor with underfloor heating (untested). Built in Speakers (untested).

### SUPERB GROUND FLOOR BATHROOM

Obscure double glazed sash window to side. Handmade freestanding Torre Dee bath from The Albion Bath Co (<https://albionbathco.com>) with overhead shower and oval shower rail encompassing the whole bath, vintage Royal Doulton wash basin, Armitage Shanks W.C. with high cistern sourced from Southampton. Natural Stone flooring with underfloor heating (untested), floor to ceiling

fitted mirrored cupboard, downlights and built in speakers (untested).

### LARGE KITCHEN/DINER

27' x 8'8

2 double glazed windows and a stable door to the large rear garden. Range of fitted base and wall units with quartz worktops and enamel one and a half kitchen sink with sprayer tap. Integrated Bosch

appliances including, dishwasher, washing machine, fridge and freezer, AEG Induction Hob and John Lewis Oven (all untested). Natural Stone Flooring with underfloor heating (untested). Built in Speakers (untested).

### FIRST FLOOR LANDING

Attractive solid oak and ironwork staircase providing access to the first floor. Double glazed sash window to rear enjoying views over the large garden and beyond to open farmland

### BEDROOM 1

12'2 x 10'10

Double glazed sash window to rear with views over garden and beyond to open farmland. Eaves storage and access to the CCTV equipment and internet modem.



## BEDROOM 2

12'2 x 9'10

Double glazed sash window to rear with view over garden and beyond to open farmland. Full width eaves storage.

## LARGE WESTERLY GARDEN

130'

Attractive and established garden with tiered terraced patio incorporating a raised 'kitchen garden' with large lawn, gravelled BBQ and seating area with large outbuilding, 17' x 12' log cabin at far end of garden lived in whilst the property was being built and can be used as a guest room/further bedroom or studio/workshop having a sink and shower. Shared pedestrian access to the side.

## DRIVEWAY TO FRONT

Front Garden & Driveway - Seating area and lawn with large driveway providing parking for numerous vehicles

## NEWLY BUILT 2022 - DESIGNED WITH SOUL

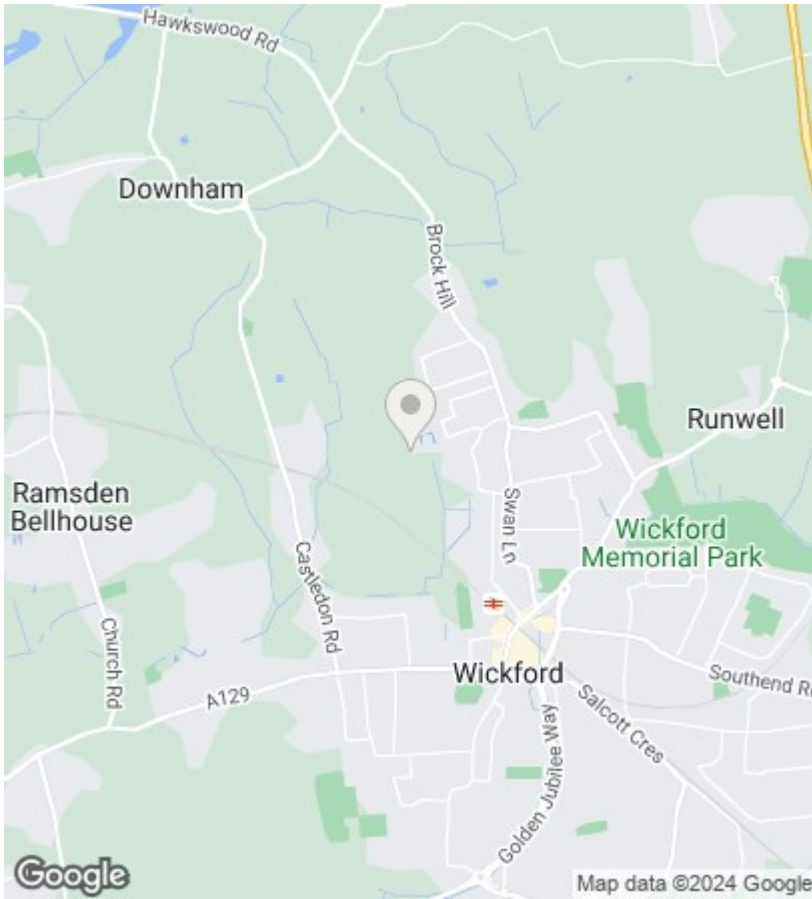
Designed with a wealth of character and charm. The property was newly built and completed in 2022 with a 10 year New Build Certificate (Copy available upon Request). Designed to a high specification with great attention to detail an early inspection is strongly recommended. The property has been sympathetically designed to combine modern day living with a traditional feel and a wealth of character. Features include natural stone flooring, Solid Oak Doors and Floorboards with feature staircase, exposed oak beams, semi-vaulted ceilings, brick fireplace with inset multi-fuel Jotul log burner, Handmade Torre Dee freestanding bath and Vintage washbasin and WC, attractive kitchen with quartz work surfaces and integrated Bosch appliances, double glazed sash windows and stable door. All hardwired for modern living with ethernet to each bedroom, kitchen/diner and living room.

## CLOSE TO FARMLAND YET EASY ACCESS OF TOWN

Close to Farmland yet easy access to Mainline Station to London Liverpool St/Stratford and Wickford Town - The property is situated on a quiet private lane close to open farmland yet within easy access of the town centre and mainline station.



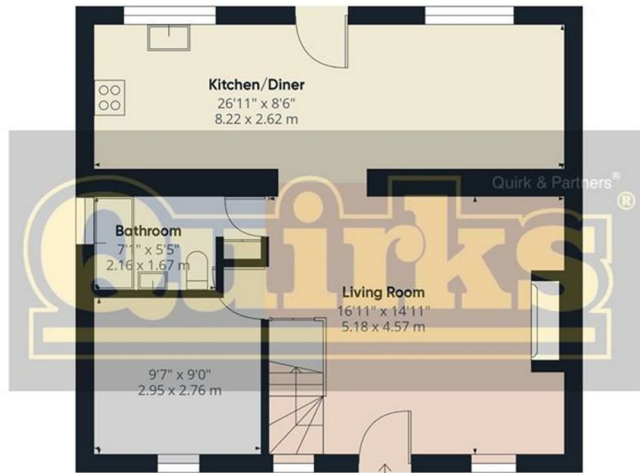




## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0



Floor 1



### Approximate total area<sup>®</sup>

903.52 ft<sup>2</sup>  
83.94 m<sup>2</sup>

### Reduced headroom

24.05 ft<sup>2</sup>  
2.23 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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