



PERIOD
HOMES

Wardens Hall, Fyfield Road, Ongar. CM5 0QA

Guide Price £2,250,000

This stunning triple-height Napoleonic Barn allowed the original architects to create a landmark building, which demonstrates a fully considered approach to holding on to the building's past, whilst marking the present, and also expecting the future. 'Salters' provides approximately 4,785 sq ft of accommodation, transformed into an environment for contemporary family living. The internal triple-height vaulted spaces flow seamlessly between its uses and external connections, with lake frontage enhanced by a waterside Shepherds Hut & deck.

From the large, fully-timbered vaulted ceilings, to the sophisticated double-glazed aluminium sliding glass door systems, the bespoke high-end finishing and detailing provides the accommodation with the highest quality in surface finish, form, space and light. The internal design principles have been led by the building's uniqueness, although modern lighting techniques, audio installation and control systems provide the next owners with a very modern, bespoke home.

Five bedrooms and four bathrooms; a dressing room to the master, second and third bedrooms; wine/gin room; a striking kitchen; fitness room & games area; office/study and libraries all form part of the bespoke interior uses for this remarkable home.

Agents Note - The garage is on a 999 year lease with a ground rent payable of £300 per annum. The ground rent is reviewed and adjusted every 50 years, next review due 2067.

Anti-Money Laundering Checks and Legal Support:

A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection which is designed to help recoup certain costs if your sale or purchase falls through through no fault of your own (terms and limits apply).



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Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

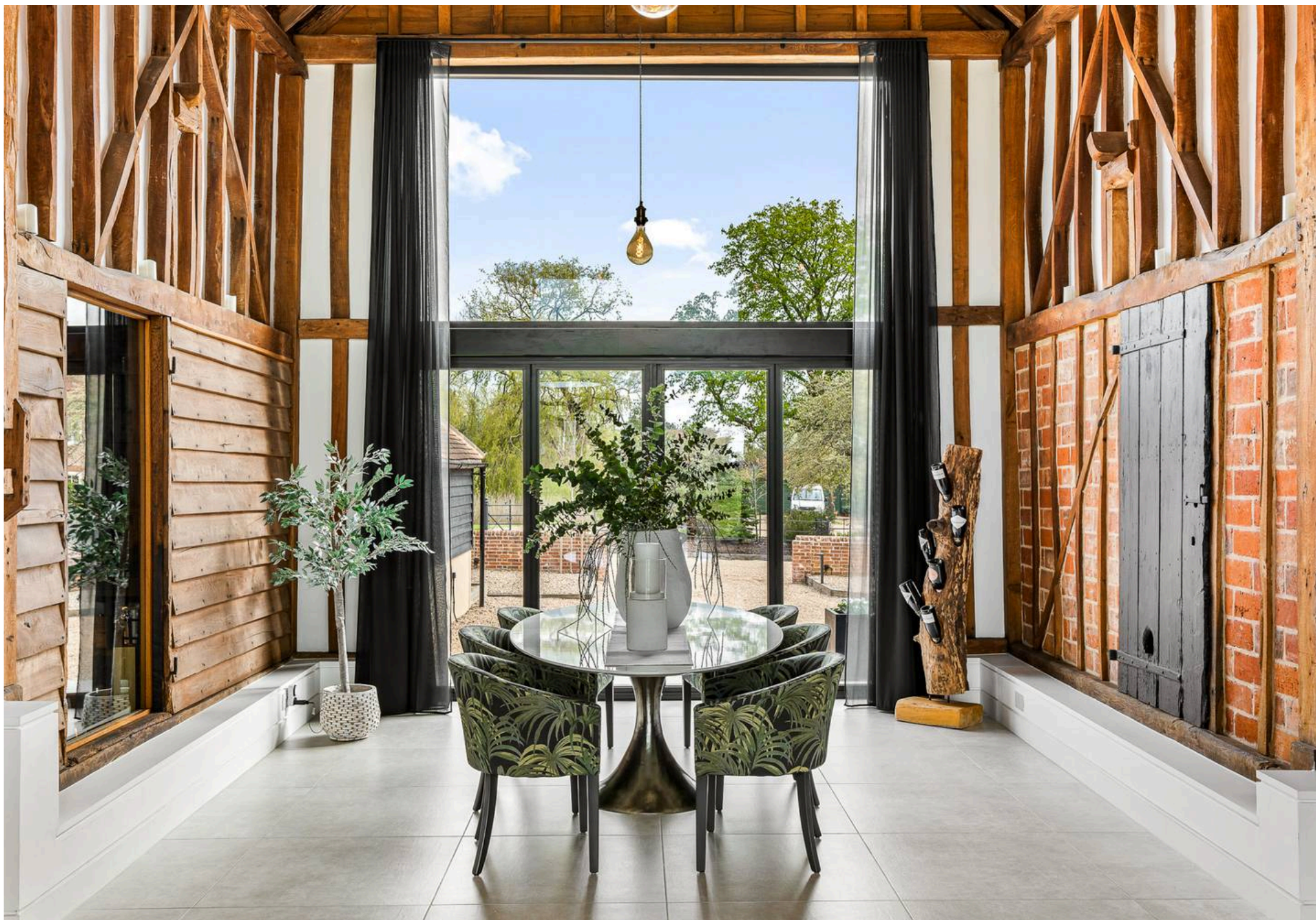
EPC Environmental Impact Rating: D

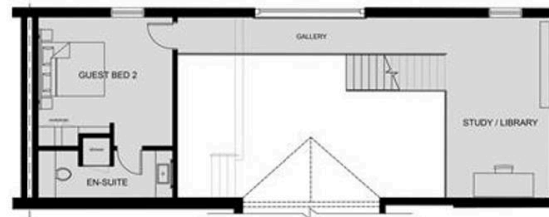
- Stunning Grade II listed Napoleonic Barn conversion offering approximately 4,785 sq ft of accommodation
- Idyllic lake-front setting within an exclusive 60-acre private parkland estate with woodland and countryside views
- Landmark architectural design featuring spectacular triple-height vaulted living spaces with exposed timbers, seamlessly blending historic character with contemporary luxury
- Five double bedrooms and four luxury bathrooms with dressing rooms to the principal, second and third bedrooms
- Dedicated fitness room, games area and home office/study
- Excellent access to Epping Underground Station and London Stansted Airport within approximately 25 minutes











PROPOSED FIRST FLOOR (58.5Sqm / 630Sqft)



PROPOSED GROUND FLOOR (347Sqm / 3735Sqft)

Salters Barn

Dwelling - 4,365Sqft
 Boiler Room - 60Sqft
 Double Garage - 360Sqft
 Total Area - 4,785Sqft

Courtyard

About Us

From charming cottages to country estates, all our homes have a story to tell... 'Period Homes' is one of a kind, an agency dedicated to the sale of character and period properties across Essex.

If you would like to buy a period home but you have a modern home to sell first, we can assist via our sister company, Walkers, which just so happens to have been voted Britain's Best Estate Agency in the British Property Awards. That way, both elements of your move are in the very best of hands.

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Psst... Have you heard of
discreet marketing?

Many people lose out on their dream home to someone in a better position.

Often, it is because they have delayed putting their house on the market, preferring to find somewhere first and then sell,

That is why we have innovated a totally unique and high confidential moving home solution to put you in a competitive position.

Let us find you a buyer without any advertising or pressure and without the neighbours knowing.

Your secret is safe with us....

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complimentary valuation.

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periodhomes.co.uk



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