

Old London Road, Woodham Walter , Essex CM3 4QZ

Guide price £550,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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Guide price £550,000 - £575,000. Presenting a rare opportunity to acquire a stylish, energy-efficient home in a highly desirable semi-rural location between Danbury and Maldon — where contemporary design blends seamlessly with timeless country charm.

This property forms part of the exclusive Oak Farm Barns — a striking, high energy-efficient small development set within a picturesque setting.

Extending to approximately 1,616 sq ft or 150 sq m (excluding studio), the property has been beautifully designed to combine modern style with practical family living.

The ground floor is centred around a stunning open-plan lounge, dining and kitchen area, thoughtfully arranged for both everyday living and entertaining. The high-specification kitchen is complemented by bi-fold doors opening onto the rear garden, allowing natural light to flood the space. In addition, there is a ground floor bedroom with en-suite shower room, together with a separate utility room and cloakroom.

Upstairs, the first floor offers two further well-proportioned bedrooms served by a contemporary family bathroom. The master bedroom affords a luxury range of bespoke fitted wardrobes.

This home further benefits from a versatile garden studio (approximately 207 sq ft), ideal as a home office, gym, games room or creative retreat, adding valuable flexibility.







8'6 x 8' (2.59m x 2.44m)
FIRST FLOOR
Bedroom 17'7 x 12' (5.36m x 3.66m) Extensive range of bespoke wardrobes.
Bedroom 16'3 x 13'6 (4.95m x 4.11m) Double wardrobe.
Bathroom 11'5 x 6'3 (3.48m x 1.91m) 4 piece suite.

GROUND FLOOR
Bedroom 13'8 x 10'2 (4.17m x 3.1m) Double wardrobe.
En-Suite 9'5 x 4'6 (2.87m x 1.37m)
Cloakroom
Utility Room 8'6 x 8' (2.59m x 2.44m) Includes washing machine and tumble dryer.
Open Plan Living Space 34'1 x 17'6 (10.39m x 5.33m): A most wonderful unique room with vaulted ceilings and bi-folding doors to the garden. The kitchen is fitted to a truly high contemporary specification and includes all appliances. Includes walk-in larder storage and saucepan drawer packs.

EXTERIOR
Garden Room 19'3 x 15'7 (5.87m x 4.75m)
Rear Garden: Low maintenance garden with artificial grass.
Parking for three cars and visitors parking. EV charger.

Location
Woodham Walter is a charming semi-rural village situated around three miles west of Maldon in Essex. The village offers a highly regarded primary school, three traditional public houses, and The Warren Golf & Country Club Estate. Nearby Danbury provides further amenities, while the A12 is approximately five miles away, and Chelmsford city centre can be reached in around 20 minutes by car. Many residents also take advantage of the Park & Ride service at Sandon. Just a mile away, Hoe Mill Lock offers picturesque canal-side walks and access to beautiful countryside.

Agents Notes, Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

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In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

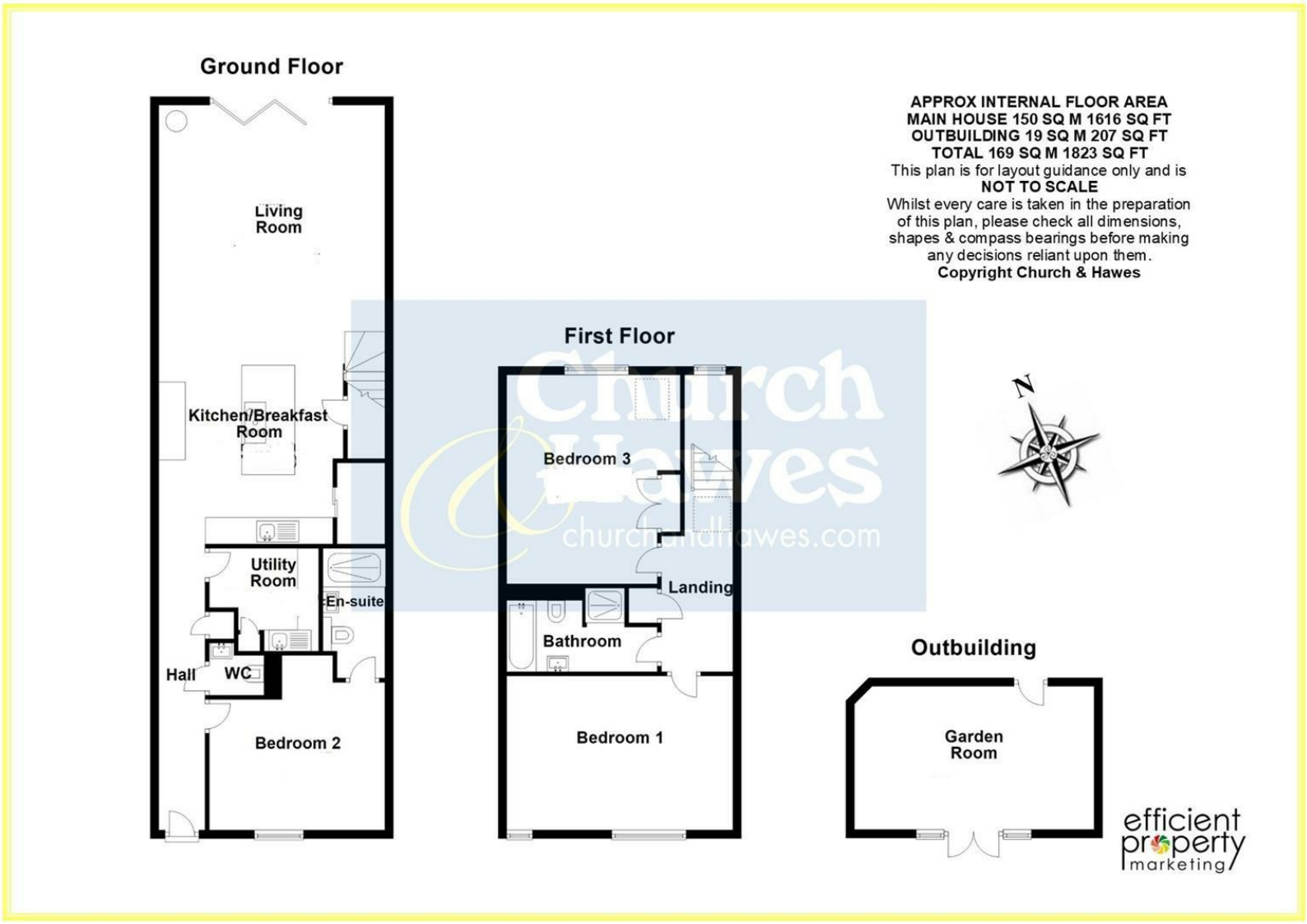
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.





OAK FARM BARN





Ground Floor
Living Room
Kitchen/Breakfast Room
Utility Room
En-suite
Hall
WC
Bedroom 2
First Floor
Bedroom 3
Landing
Bathroom
Bedroom 1
Outbuilding
Garden Room
N
APPROX INTERNAL FLOOR AREA
MAIN HOUSE 150 SQ M 1616 SQ FT
OUTBUILDING 19 SQ M 207 SQ FT
TOTAL 169 SQ M 1823 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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