

Main Road, Woodham Ferrers , Essex CM3 8RF

Guide price £1,000,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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Truly wonderful 16th century barn conversion full of character and period features, located on a half acre plot.







Guide Price £1,000,000 - £1,100,000.

Occupying an overall plot of approximately half an acre in a non-estate location, this exceptional barn conversion offers around 4,000 sq. ft. of versatile accommodation, seamlessly blending an abundance of original character with high-specification modern comforts. Believed to date back to the 16th century, this remarkable home provides a unique opportunity to acquire a property of considerable charm and individuality, with beautifully proportioned living spaces, vaulted ceilings and exposed features that perfectly complement its heritage.

The flexible accommodation offers four/five bedrooms, a range of impressive reception areas and a stunning open-plan kitchen/dining room, centered around a substantial island and fitted with a comprehensive range of appliances, including a Rangemaster oven, fridge, freezer, washing machine and dishwasher. The large sitting room boasts impressive vaulted ceilings, log burner and an exciting mezzanine floor.

Further versatile spaces include a gym/home office and a separate hobby room, ideal for those seeking additional space for working from home or leisure activities.

The property benefits from a wealth of quality features, including a Grant commercial boiler, bespoke Victorian-style radiators, underfloor heating to some rooms, and a combination of triple and double glazing.

Externally, the grounds are equally appealing, with a particularly private south-westerly facing courtyard, enclosed lawned gardens, a natural spring-fed pond and an exciting 'Artic Hut' with central BBQ grill creating a wonderful setting in which to relax and entertain. Further benefits include a double garage with electric roller shutter door, gated access and parking for numerous vehicles.

Situated in a village location with views towards St Mary's church which dates back to Norman times and is recorded in the Domesday Book. Less than a mile south is the town of South Woodham Ferrers with it's excellent amenities, including schools, supermarkets and a railway station.

A truly distinctive home offering an exceptional combination of period character, generous accommodation and private grounds, which must be viewed to be fully appreciated.

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.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

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.

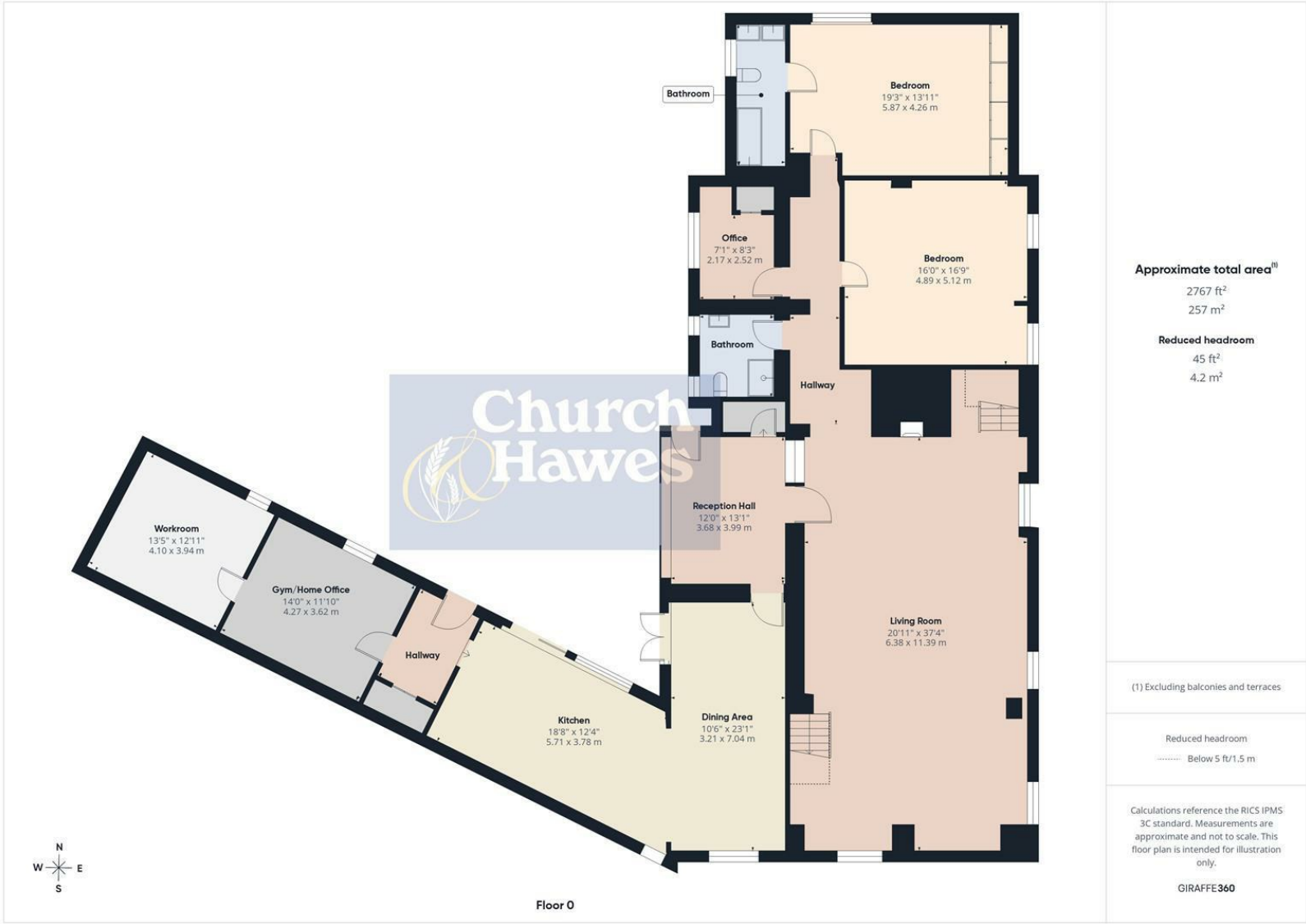
These checks must be completed and successfully verified before we are able to progress with the purchase.

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.


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TIME TO DRINK
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Approximate total area(1)

2767 ft²

257 m²

Reduced headroom

45 ft²

4.2 m²

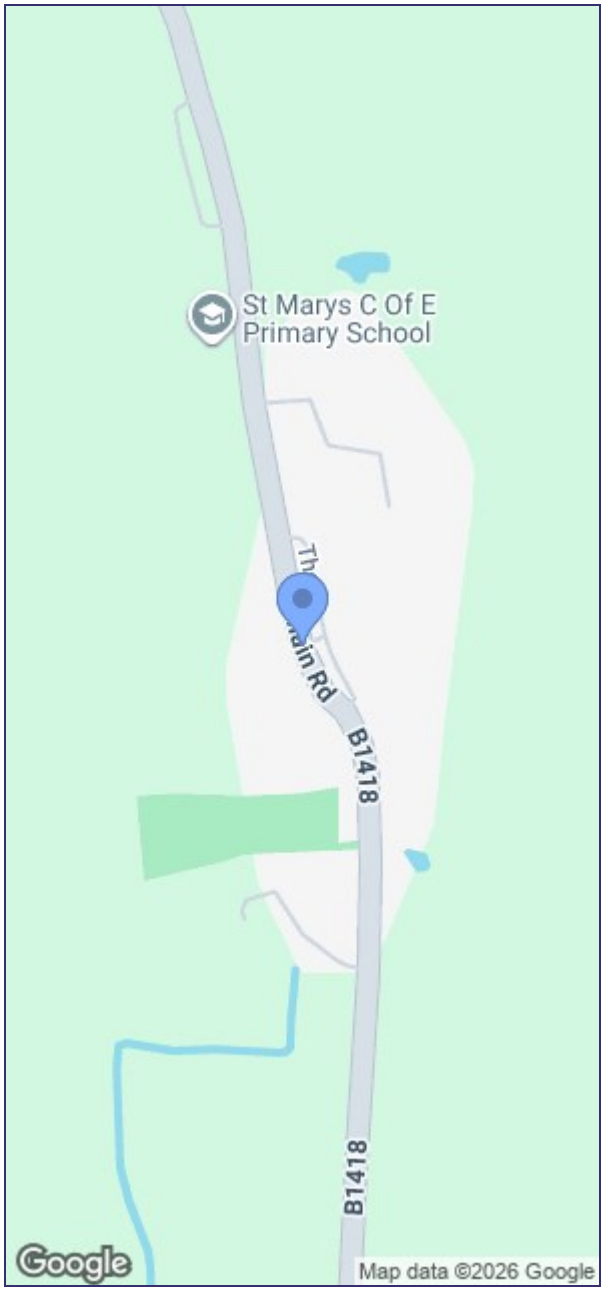
(1) Excluding balconies and terraces

Reduced headroom

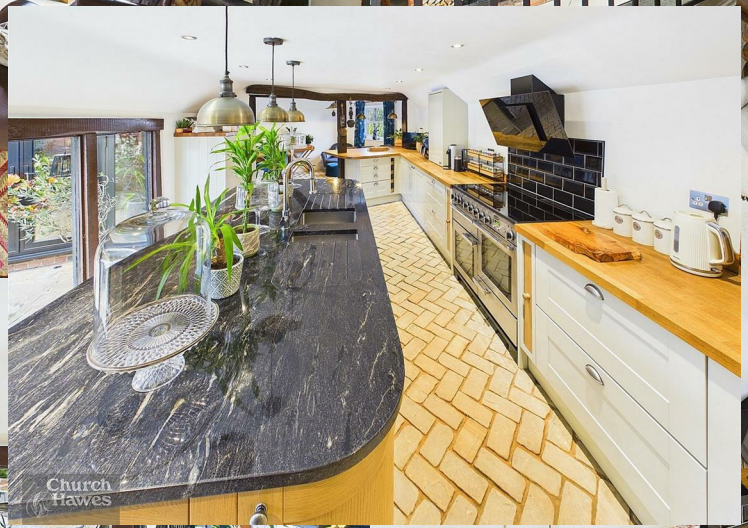
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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