



Church
Hawes

Old London Road, Woodham Walter , Essex CM9 6RL
£535,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

This exceptional home forms part of the exclusive Oak Farm Barn — an impressive, energy-efficient development set within a beautifully scenic setting.

It presents a rare opportunity to acquire a thoughtfully designed, contemporary property in a highly sought-after semi-rural location between Danbury and Maldon, where modern living harmonises effortlessly with classic countryside appeal.

Extending to approximately 1,345 sq ft (125 sq m), excluding the studio, the home has been carefully crafted to offer both stylish interiors and practical family living.

At the heart of the ground floor lies a stunning open-plan living, dining and kitchen space, perfectly suited to both everyday life and entertaining. The high-specification kitchen features premium finishes and is complemented by bi-fold doors that open onto the rear garden, flooding the space with natural light. The ground floor also includes a well-appointed bedroom with fitted wardrobes and en-suite shower room, alongside a separate utility room and cloakroom.

Upstairs, the first floor offers a spacious principal bedroom with bespoke wardrobes, served by a contemporary family bathroom. A striking mezzanine level overlooks the main living area, providing a versatile space ideal as a snug, additional lounge, home office, or potential third bedroom.

Further enhancing the property is a detached garden studio (approximately 174 sq ft), offering excellent flexibility as a home office, gym, studio or games room.



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.

FIRST FLOOR

Bedroom 14'7 x 12' (4.44m x 3.67m) Extensive range of bespoke wardrobes.

Mezzanine Room 17'4 x 14'7' (5.28m x 4.43m)

Bathroom 11'5 x 6'3 (3.48m x 1.91m) 4 piece suite.

GROUND FLOOR

Bedroom 10'4 x 10'1 (3.15m x 3.09m) Double wardrobe.

En-Suite Shower Room

Cloakroom

Utility Room 6'11 x 5'8 (2.11m x 1.72m) Includes tumble dryer.

Open Plan Living Space 32'8 x 14'7 (9.97m x 4.44m): 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 two ovens, dishwasher, fridge freezer and dishwasher. Includes walk-in larder storage and saucepan drawer packs.

EXTERIOR

Garden Room 12'2 x 11'3 (3.72m x 3.42m)

Rear Garden: Low maintenance garden with artificial grass.

Parking for two cars and visitors parking.

Agents Note

This particular house at present has a master bedroom to the first floor and another bedroom with an en-suite on the ground floor. Upstairs there is also a large open plan style room which with relative ease could be converted to a bedroom and in our opinion lends itself to this.

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

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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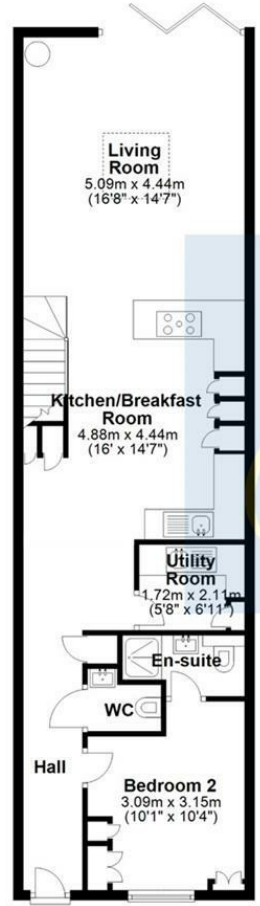
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Ground Floor



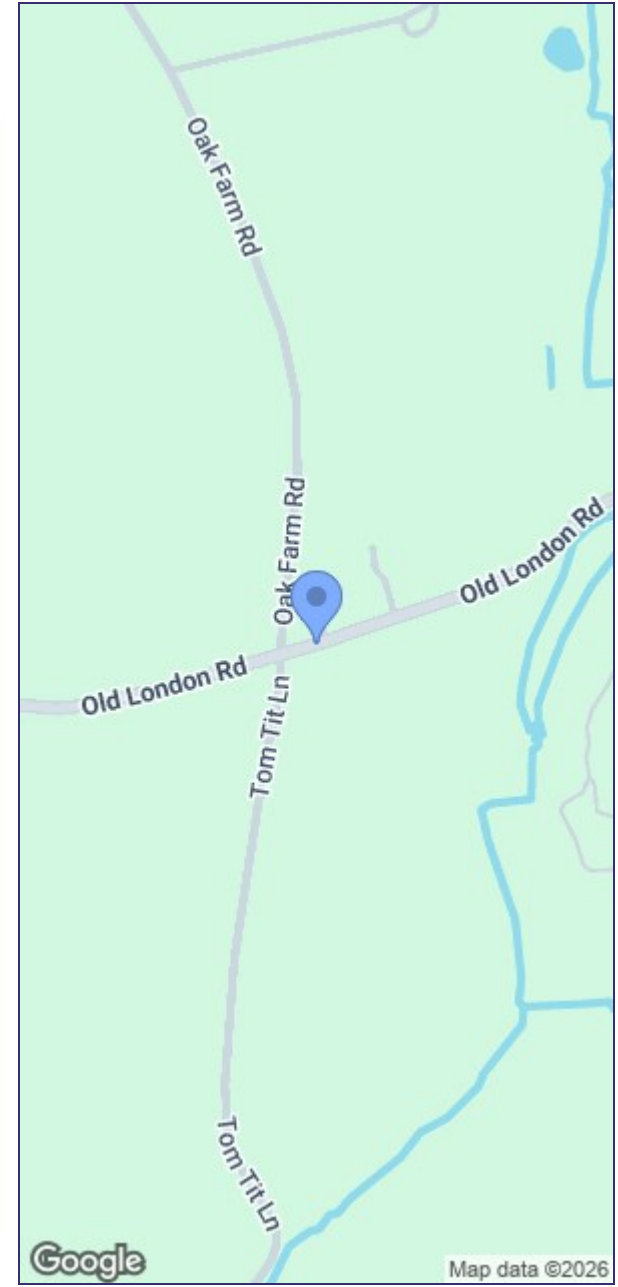
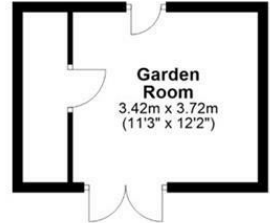
First Floor



APPROX INTERNAL FLOOR AREA
MAIN HOUSE 125 SQ M 1345 SQ FT
OUTBUILDING 16 SQ M 174 SQ FT
TOTAL 141 SQ M 1519 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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Outbuilding





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