

oakheart



£650,000

Offers In Excess Of
Bells Road, Belchamp Walter

The Barn

The heart of the home is a stunning open-plan kitchen and breakfast room, beautifully appointed with sleek contemporary cabinetry, stone worktops, a matching central island, and premium integrated appliances. Dual-aspect glazing and French doors flood the space with natural light while opening onto a charming courtyard garden.

Beyond, a dramatic vaulted dining hall showcases exposed concrete ceiling joists and twin staircases that create a striking architectural focal point. A separate formal sitting room enjoys views across the south-facing garden, with French doors leading directly onto the terrace ideal for entertaining and indoor-outdoor living. The ground floor also features a generous guest bedroom with en-suite shower room, alongside a practical utility/boot room and cloakroom.

Upstairs, the accommodation is thoughtfully arranged across two staircases. The principal suite occupies its own private wing, complete with dressing area and a luxurious four-piece en-suite featuring a freestanding bath and walk-in wet-room shower. Two further double bedrooms each benefit from stylish en-suite shower rooms, exposed original beams, and elevated views over the landscaped gardens and surrounding countryside.

Outside

Positioned in an idyllic rural setting, the property enjoys countryside walks in every direction while offering privacy, space, and exceptional outdoor living. A shingle driveway provides extensive parking and leads to a timber-framed double cart lodge, while elegant wrought iron fencing enhances the impressive approach.

The south-facing rear garden has been thoughtfully landscaped with expansive lawns, young hedging, ornamental trees, and a substantial terrace designed to capture the sun throughout the day creating the perfect setting for relaxation and entertaining alike.

Material Information and Consumer Information Standards (CIS) are provided in good faith for guidance only and should be independently verified by prospective buyers.











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GLA[®]
 212.9 m²
 2291.61 ft²

Total
 212.9 m²
 2291.61 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom
 ----- Below 1.5 m/5 ft
 Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
 TBC

Tenure:
 Freehold

Council Tax Band:
 New Build

Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.