



3 The Hall Barns, Stanford Rivers, Ongar, Essex

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**STRUTT
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3 The Hall Barns School Road, Stanford Rivers, Ongar, Essex, CM5 9QS

A beautifully presented barn conversion set in a desirable location.

Chipping Ongar 3.1 miles, Epping 6.4 miles, Theydon Bois 7.9 miles, Brentwood station 8.2 miles (London Liverpool Street 39 minutes).

Entrance hall | Dining room | Kitchen/breakfast room | Kitchen/breakfast room | Principal bedroom with ensuite | 3 Further bedrooms | Loft room | Family bathroom | Cloakroom | Utility room | EPC Rating D

The property

Positioned in a mews of converted barns and stables, surrounded by countryside, this charming home sits within the village of Stanford Rivers on the outskirts of Ongar.

Ideal for those wanting the peace and quiet of the countryside whilst being only a few miles to Epping tube line, this converted redbrick barn is mainly single storey with much of the accommodation being vaulted with windows or doors overlooking the private or communal gardens. Accessed from the entrance hall, the principal entertaining space is mainly open plan with a full height exposed brick chimney breast and feature log burner, combined with vaulted ceiling creating quite the impressive space; the vendors currently utilise the space as a sitting and dining room. Off the main living space is the well-proportioned kitchen/breakfast room fitted with a range of contemporary units and a central island with breakfast bar and a door leading to the utility room as well as the walled courtyard.

To the other side of the hall, are three of the four bedrooms, along with the family bathroom and access to the attic rooms. The principal bedroom is located on the first floor and benefits an en suite shower room.

Outside

The property is approached by a long gravelled driveway offering parking space for several vehicles and benefiting a double garage with storage above. The property has two gardens; one being a walled private garden with flower beds and feature tree. Whilst a larger communal garden sits to the rear of the property giving space for further enjoyment.

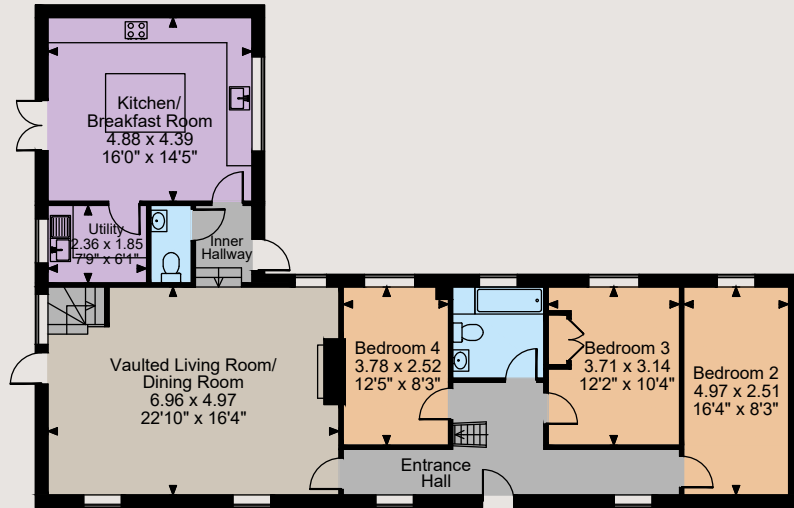
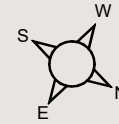
Location

The property enjoys the best of both worlds; being surrounded by rural countryside on the fringes of Stanford Rivers, whilst being a short distance from Ongar and Epping. The nearby market town of Chipping Ongar offers independent and high street shopping, supermarket, cafés, restaurants and primary and secondary schooling. A wider range of amenities can be found in Epping, Theydon Bois and Brentwood. Commuter links are excellent: the nearby M11 links to the national motorway network, Epping and Theydon Bois Underground stations offer excellent Central Line links to London, Brentwood station provides regular direct services to London Liverpool Street and London Stansted Airport. The area offers a good selection of state primary and secondary schooling together with a wide range of independent schools.

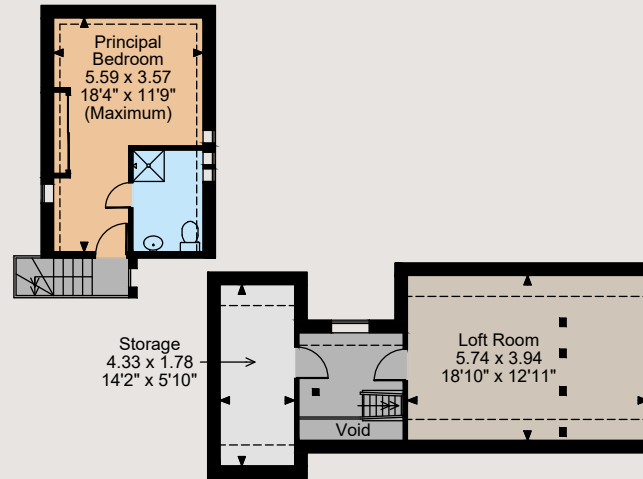




Floorplans
House internal area 1,983 sq ft (184 sq m)
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Chipping Ongar, proceed towards Passingford Bridge and Abridge on the A113 and in 1.25 miles take the right hand turn into Church Road signposted for Stanford Rivers Church and Toot Hill Golf Club. In half a mile, pass the Church on your right and turn right into the gravel drive. Continue down the drive for 150m and the property will be found on the right.

General

Local Authority: Epping Forest District Council.
Services: Mains water and electricity. Oil fired central heating. Shared private drainage which does comply.

Council Tax: Band G

Tenure: Property is freehold, grounds are share of freehold.

Offers Over: £900,000.

Chelmsford

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