



Old London Road, Woodham Walter , Essex CM9 6RL  
£595,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

[www.churchandhawes.com](http://www.churchandhawes.com)

58 Main Road, Danbury, Essex, CM3 4NG

Tel: 01245 225853

[danbury@churchandhawes.com](mailto:danbury@churchandhawes.com)

# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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 an idyllic semi-rural village located three miles west of Maldon, in the county of Essex. Within the village is a highly regarded primary school, three public houses and The Warren Golf & Country Club Estate. For further extensive amenities Danbury village is just a couple of miles away. The A12 is 5 miles away & Chelmsford city centre can be reached within 20 minutes drive, although many residents prefer to use the Park & Ride service at Sandon. Just a mile away is Hoe Mill Lock with it's canal boats and lovely countryside walks.

#### **Agents Notes, Money Laundering & Referrals**

AGENTS NOTE: 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.

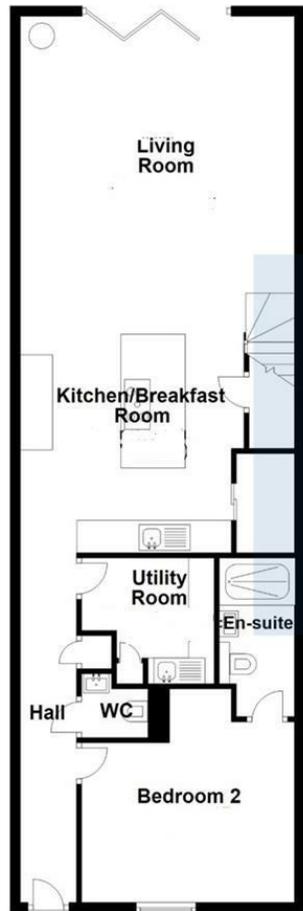
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

**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.





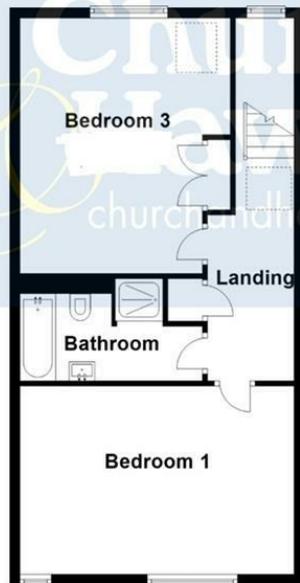
### Ground Floor



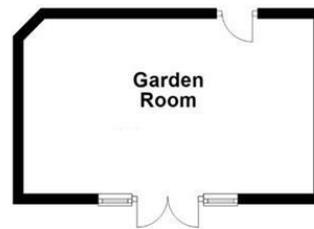
**APPROX INTERNAL FLOOR AREA**  
MAIN HOUSE 150 SQ M 1616 SQ FT  
OUTBUILDING 19 SQ M 207 SQ FT  
TOTAL 169 SQ M 1823 SQ FT

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.  
Copyright Church & Hawes

### First Floor



### Outbuilding



efficient  
property  
marketing

