



Oxen End, Little Bardfield, CM7 4PX

CHEFFINS

Oxen End

Little Bardfield,
CM7 4PX

- Grade II Listed barn conversion
- Approximately 2,645 sqft
- Sitting room with inglenook fireplace
- Bespoke handmade kitchen
- Grounds approaching 1.6 acres
- Garaging and garden studio
- Idyllic rural location

A beautifully presented, Grade II Listed, detached barn conversion set in a picturesque rural lane and enjoying delightful mature grounds of approaching 1.6 acres.

4 2 2

Guide Price £1,200,000





LOCATION

Little Bardfield is set between the market town of Thaxted and the attractive village of Great Bardfield, both offering a wide variety of shops providing most day to day requirements and local schooling. The larger towns of Bishop's Stortford, Saffron Walden and Great Dunmow are a short distance away with Cambridge within easy commuting distance.

GROUND FLOOR**RECEPTION HALL**

An impressive, vaulted reception hall with galleried landing and original timber framing. Accessed via a timber door with a pair of full height double glazed windows to either side, plus four sets of skylights providing a good degree of natural light. Understairs storage cupboard.

SITTING ROOM

A beautiful, triple aspect room with double glazed windows enjoying panoramic views, an inglenook fireplace with exposed brickwork and York stone hearth. Exposed timbers and engineered oak flooring.

RECEPTION/DINING ROOM

A versatile, multi-purpose reception room with a pair of double glazed doors with adjoining full height double glazed windows providing access to the terrace and views over the garden beyond. Exposed timbers and engineered oak flooring.

REAR LOBBY

Double glazed window to the rear aspect, oak flooring and door leading to the kitchen. Further door to:

STUDY

Double glazed window to the rear aspect overlooking the garden.

KITCHEN/BREAKFAST ROOM

Fitted with bespoke, handmade units with stone worktops, incorporating larder cupboard and coffee station, butler sink with instant boiling water tap, Fisher & Paykel dishwasher, space for range cooker and American style

fridge freezer. Natural stone tiled flooring, exposed timbers and windows overlooking the garden.

UTILITY ROOM

Fitted with a matching range of bespoke handmade units with hardwood work surface over, butler sink and space for washing machine with tumble dryer above. Stable door to providing access to the outdoor space and double glazed windows to two aspects, together with natural stone flooring and exposed timbers.

CLOAKROOM

Comprising low level WC, wash basin, natural stone flooring and obscure double glazed windows.

FIRST FLOOR**GALLERIED LANDING**

With views down to the reception hall, built-in airing cupboard and doors to adjoining rooms.

BEDROOM 1

Double glazed window to the side aspect and skylight to the rear. Impressive original timber framing and brick chimney breast, built-in wardrobe plus further double depth wardrobe space.

EN SUITE

Comprising panelled bath with separate shower enclosure, vanity wash basin with stone surround, low level WC, period style radiator, exposed timber framing and obscure double glazed window.

BEDROOM 2

A pair of skylights to the rear enjoying views over the garden and surroundings. Built-in wardrobe and exposed timber framing.

BEDROOM 3

Double glazed window to the side aspect and skylight to the rear enjoying views over the garden. Exposed timber framing and built-in wardrobe.

BEDROOM 4

Double glazed window to the side aspect and skylight to the front, exposed timber framing.

BATHROOM

Comprising panelled bath with independent shower over, low level WC, wash basin, obscure double glazed window and exposed timber framing.

OUTSIDE

The property is set in a stunning, rural location, enjoying mature grounds approaching 1.6 acres. The driveway provides off-street parking and access to the detached double garage. The gardens are a particular feature of the property, having been lovingly nurtured over a number of years. From the driveway there is a paved terrace, in turn leading to the front door with lawns either side. The gardens are mainly laid to lawn with mature trees, shrubs and planting and a large, attractive pond. In addition is a useful home office/garden studio offering a multitude of uses, dependent upon needs.

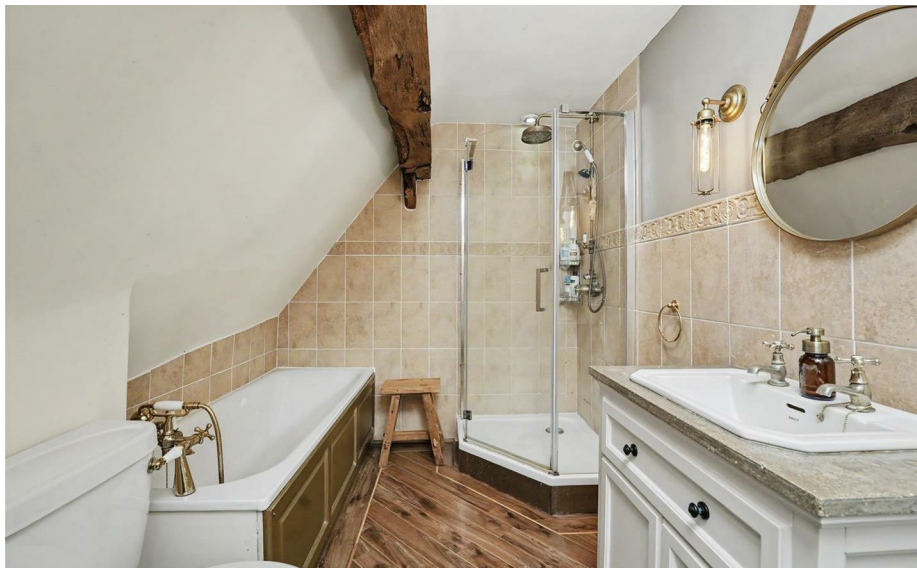
DOUBLE GARAGE

With power and lighting connected and eaves storage space.

VIEWINGS

By appointment through the Agents.

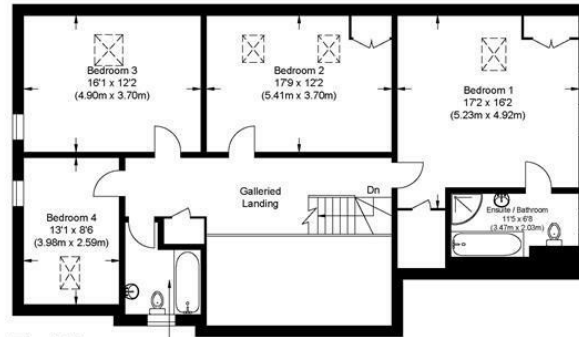




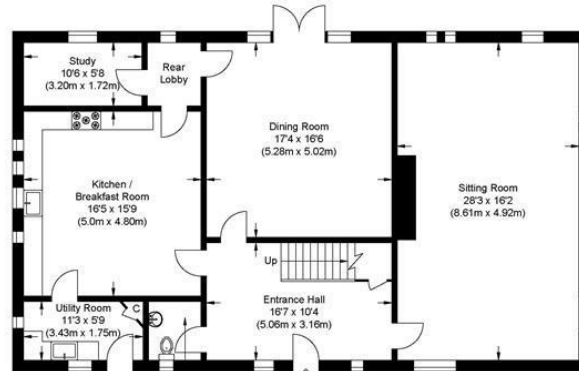


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Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford

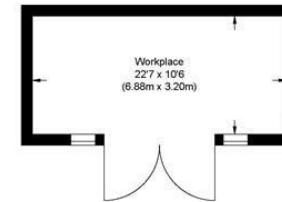
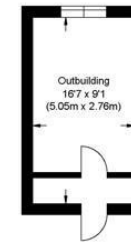
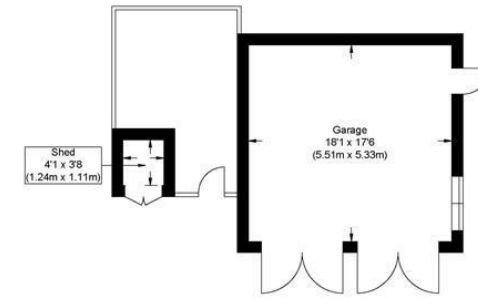




First Floor



Ground Floor



Approximate Gross Internal Floor Area : 245.80 sq m / 2645.76 sq ft
 (Excluding Garage, Workplace, Main Cave & Shed)
 Garage : 29.40 sq m / 316.45 sq ft
 Workplace : 22.0 sq m / 236.80 sq ft
 Main Cave : 13.90 sq m / 149.61 sq ft
 Shed : 1.40 sq m / 15.06 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

