



- Purpose Built Barn
- Home Office/Annex
- 1/3 Acre Plot
- Open Farmland Views
- Large Driveway And Garage
- Village Location
- Beautifully Presented
- Bright Spacious Accommodation
- Solar Panels
- Luxury Gym / Summer House

The Barn House, Ford Lane, Alresford, Colchester, Essex. CO7 8AX.

A stunning purpose built traditional barn style home sitting in a generous plot of 1/3 of an acre and backing on to open farmland. Offering incredible accommodation and space with further opportunity to work from home with the detached home office which could be an annex also. From the first foot through the door this stylish home does no fail to impress with generous hallway, cloakroom, lounge with log burner, playroom/guest bedroom, office/dining room, kitchen/breakfast room, utility room, five first floor bedrooms, two en-suites, family bathroom, large rear garden open to fields, large driveway, garage and ample parking.



Property Details.

Ground Floor

Entrance Hall

Oak flooring, radiator, stairs to first floor, radiator, window to front and doors to

Cloak/Boot Room

Full height window to front, radiator, close coupled WC, pedestal wash hand basin ample cloaks storage.

Living Room



20' 6" x 17' 6" (6.25m x 5.33m) Windows to front and rear, large brick fireplace with inset log burner, oak flooring, french doors to rear, two radiators, inset spotlights.

Playroom/Guest Bedroom

10' 7" x 9' 1" (3.23m x 2.77m) Window to rear, oak flooring, radiator.

Office/Dining Room



13' 2" x 10' 7" (4.01m x 3.23m) Window to rear, radiator, oak floor.

Kitchen/Breakfast Room



16' 6" x 14' 7" (5.03m x 4.45m) Window to rear, french doors to rear, tiled floor, two radiators, a range of fitted units and drawers with zebrano square edge worktops over, matching upstands, matching eye level units, inset sink and drainer, range cooker with extractor over, integrated appliances.

Utility Room

11' 9" x 6' 6" (3.58m x 1.98m) Door to side, window to front, tiled floor, radiator, a range of fitted units with worktops over, inset sink, space for washing machine, space for tumble dryer.

First Floor

Landing

24' 5" x 6' 4" (7.44m x 1.93m) Full height window to front, loft access, fitted cupboard, doors to.

Bedroom One



20' 5" x 17' 6" (6.22m x 5.33m) Two windows to rear offering open views, two electric velux windows, fitted wardrobes, wood effect flooring, two radiators, inset spotlights.

Property Details.

En-Suite



Obscure window to front, panel bath, walk in shower cubicle, heated towel rail, wall hung wash hand basin, close coupled WC, tiled splashbacks.

Bedroom Two



18' 5" x 10' 7" (5.61m x 3.23m) Two windows to rear, electric Velux window, radiator and door to en-suite.

En-Suite

Corner shower cubicle, obscure window to side, close coupled WC, wall hung wash hand basin, tiled splash backs.

Bedroom Three

13' 2" x 10' 7" (4.01m x 3.23m) Window to rear with field views, electric Velux, radiator.

Bedroom Four

10' 7" x 9' 2" (3.23m x 2.79m) Window to rear with field views, electric Velux, radiator.

Bedroom Five

12' 6" x 9' 1" (3.81m x 2.77m) Full height windows to front, radiator.

Family Bathroom

10' 7" x 9' 2" (3.23m x 2.79m) Window to front, panel bath, pedestal wash hand basin, close coupled WC, tiled splashbacks.

Outside

Rear Garden



A generous rear garden mainly laid to lawn and backing on to open fields with post and rail fencing allowing wonderful views, the remainder of the boundaries are fenced or hedged. From the house to the garden there is a wonderful sandstone patio area, large garden shed. There is a luxury gym/summer house currently under construction of 9.5m x 5m due to be completed December.

Music/Games Room

19' 0" x 5' 2" (5.79m x 1.57m) A timber framed room with power and light connected.

Home Office/Annex

Currently split into three rooms with power, light, water, gas heating and drainage connected.

Garage

With up and over door to front, power and light connected

Driveway

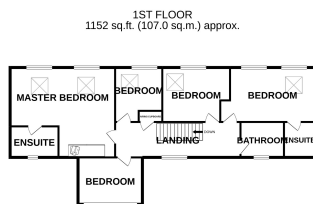
A large driveway offering ample off road parking and various trees, shrubs and plants.

Property Details.

Floorplans

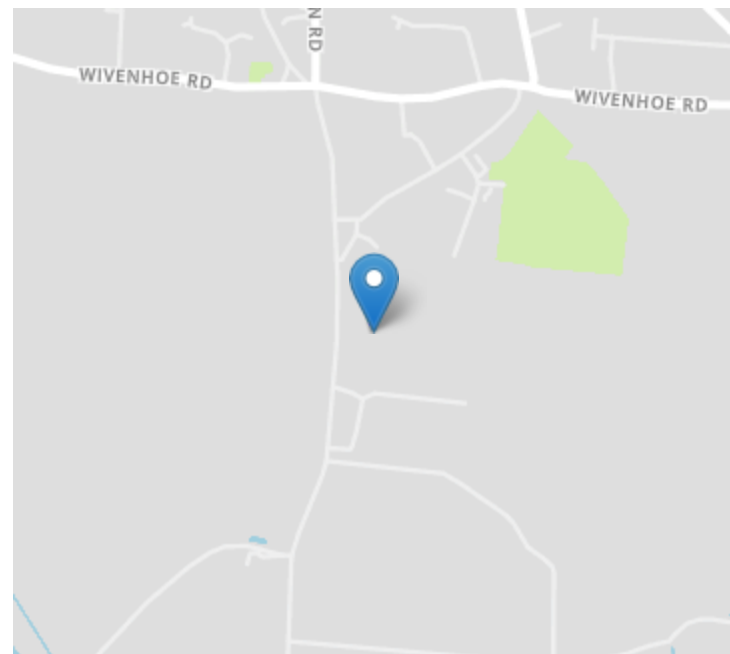


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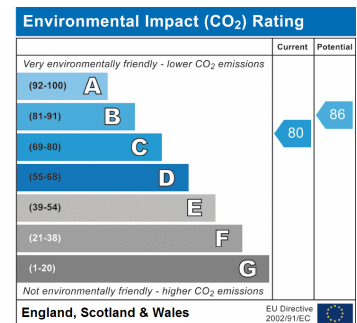
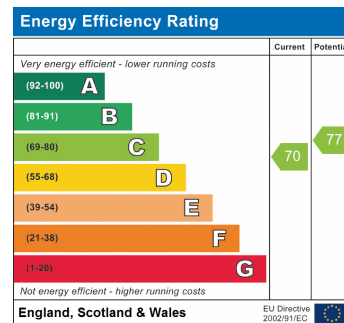


TOTAL FLOOR AREA: 2906 sq.ft. (270.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, counts and other data are approximate and for informational purposes only. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with SketchUp 2022

Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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