



- Converted Barn
- Four Bedrooms
- Stunning Entrance Hall
- Accommodation Over Three Floors
- En Suite Bathroom
- Unique Family Home
- Exposed beams And Brickwork
- Double Garage

Cobwebs Barn, Canterbury Grange, Bocking, Braintree, Essex. CM7.

A rare opportunity has arisen to purchase a piece of local history with this character filled four bedroom barn conversion situated in the highly sought after village of Bocking. The accommodation is spread over three floors, making this one of a kind home incredibly spacious and versatile, whilst offering a cosy homely feel. The internal accommodation is vast and some highlights include, floor to ceiling windows letting in an abundance of natural light, exposed brickwork throughout much of the living space and beautiful vaulted ceilings showcasing the original roof timbers. The internal accommodation comprises of a grand entrance hall providing access to the first floor, a fabulous sitting room with a feature log burning stove, a spacious kitchen & breakfast room, four sizeable bedrooms with an En-suite to the master, a study and a family bathroom. Outside, this stunning residence is further enhanced by having a well maintained rear garden, a double garage and ample off road parking. Being offered with no onward chain, an early internal viewing is strongly advised.



Property Details.

Ground Floor

Reception Hall

Tiled floor, radiator, stairs to first floor, feature floor to ceiling window with fitted blinds, feature brickwork

Bedroom

13' 6" x 7' 3" (4.11m x 2.21m)

Window to front, radiator, vaulted ceiling

Bedroom



09' 8" x 11' 2" (2.95m x 3.40m)

Window to front, radiator, exposed beams

Sun Lounge



13' 1" x 10' 7" (3.99m x 3.23m)

Tiled floor, window and French doors to rear

Bedroom



9' 8" x 6' 5" (2.95m x 1.96m)

Double glazed window to side, radiator, exposed beam

Utility Room

Inset sink unit with left hand drainer and cupboards under, work surfaces to side with fitted shelves above, space for appliances

Family Bathroom



Low level WC, pedestal hand wash basin, corner bath with seating area, radiator, fully tiled

Master Bedroom



16' 6" x 10' 2" (5.03m x 3.10m)

Window to rear, two radiators, oak floor, exposed brickwork and beams

Property Details.

En Suite

Low level WC, pedestal hand wash basin, walk in shower cubicle, radiator, tiled floor

First Floor

Living Room



22' 4" x 19' 7" (6.81m x 5.97m)

Window and door to rear, exposed feature vaulted ceiling with beams, feature gas fired stove on quarry tiled plinth, old school radiator, spiral stairs up to first floor, door to:

Inner Lobby

Door to airing cupboard and cloakroom

Cloakroom

Low level WC, pedestal hand wash basin, radiator, laminate floor, exposed beams

Kitchen/Breakfast Room



15' 4" x 13' 3" (4.67m x 4.04m)

Inset butler sink with double drainer, solid wood work surfaces to side with a matching range of wall and base units with drawers and cupboards under, built in oven hob and extractor fan, space for dishwasher, old school radiator, Quarry tiled floor, door to larder with fitted shelving and space for fridge/freezer

Second Floor

Office



13' 8" x 9' 7" (4.17m x 2.92m) Reducing with sloping ceiling
Window to side, exposed beamed vaulted ceiling, pine floor

Outside

Garden



The rear garden commences with paved patio area with mature garden laid to lawn enclosed by a feature stone wall, there is a shed to remain and hard standing area for a hot tub

Front



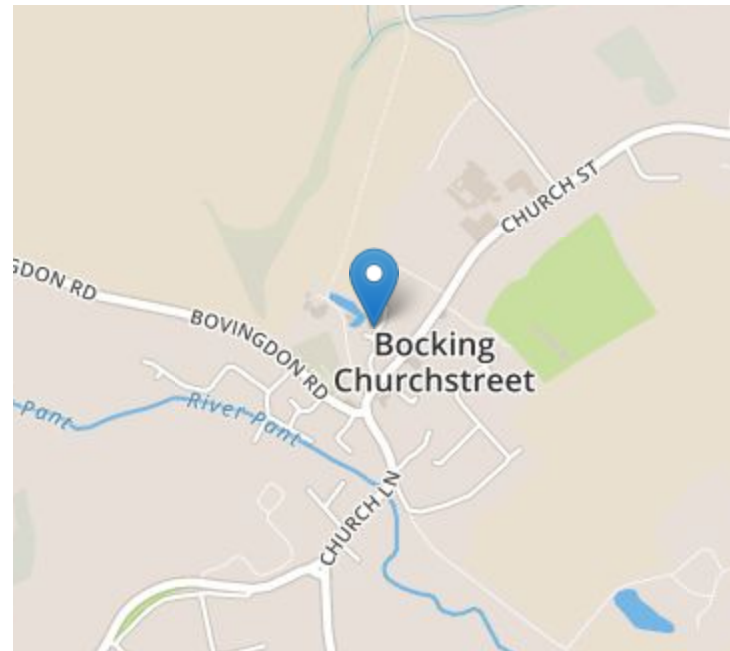
To the front of the property there is a double width block paved driveway with garden laid to lawn to side, the driveway leads down to a double garage with two separate doors, the garage measures 16ft 4 x 19ft 2 with light and power connected, there is a fitted loft ladder which gives access to a storage area in the eaves. There is a door at the rear of the garage which gives access to the rear garden

Property Details.

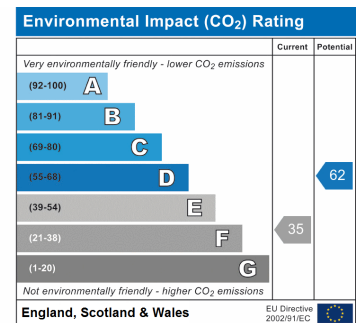
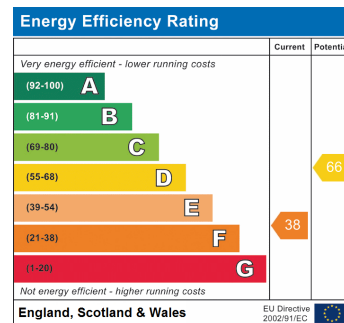
Floorplans



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.