

Ashlyns Barn Bobbingworth, Nr Ongar, Essex



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People **Property** Places

The Property:

Ashlyns Barn was converted some 5 years ago and forms part of a larger former farmyard to Ashlyns Farm. The Barn is of timber frame construction with black stained weatherboarded elevations in the Essex style beneath a tiled roof. Being a modern conversion thought has been taken to incorporate underfloor heating to the ground floor and a central integrated vacuum system.

The orientation of the Barn affords an attractive outlook over the lawns to the south and northwards over fields, gently sloping down to the Cripsey Brook. The substantial light oak frame is evident throughout. Of particular note is the vaulted principal drawing / dining room overlooked by a galleried study. There is excellent provision for window spaces, particularly those in the former midstrey thereby creating a very light and airy living space within the Barn.

The accommodation is versatile with there being three first floor bedrooms all enjoying en-suite facilities. In addition there are two further bedrooms on the ground floor. A well-fitted kitchen/breakfast room has been installed. Throughout the house there is a very good relationship between the inside and outside with many doors opening one to the other.

The property is approached over a tree lined gravelled drive, part of which is shared with the neighbouring property that leads to electric gates which open to the grounds surrounding Ashlyns Barn. There are two further buildings on site, one providing garaging, the other, a smaller Barn has the potential of providing further accommodation, subject to the necessary planning consents

In all the property extends to some 5.5. acres





A spectacular and well-converted Barn offering comfortable and versatile accommodation, enjoying fine rural views yet within easy reach of the M11 and London.

Features

- Part Galleried Reception Hall
- Kitchen / Breakfast room - Laundry & Cloakroom
- Vaulted Drawing Room - Dining Room & Sitting Room
- Study
- Principal Bedroom with en-suite bath & shower room
- 4 further bedrooms -3 with en-suite bath/shower rooms
- Secondary Barn (with potential for further development)
- Gardens
- Double garage
- Paddocks
- **About 5.5 acres**





Location:

Ashlyns Barn occupies a rural location in west Essex yet is within easy reach of the M11 (junction 7 – Hastingwood) and the terminus of the London Underground Central Line at Epping. Nearby Ongar offers a High Street with a variety of stores and Sainsbury's supermarket whilst Epping offers more diverse shopping facilities. The M11 gives easy access northwards to Stansted Airport and Cambridge, whilst to the south is access to the M25 and the national motorway networks, the City and Canary Wharf .

Services:

Mains water and electricity. Private Drainage Oil fired Heating
Calor Gas bottles for cooking.

Distances:

M11 access junction 7 – 4 miles
Chipping Ongar – 3.5 miles
Epping Station – 5.5. miles
Stansted Airport – 17 miles
Canary Wharf via M11 – 25 miles

Viewing: By appointment with the Agent – Jackson-Stops & Staff on 01245 467 468

Local Authority: Epping Forest District Council

Tax Band: H

EPC: = C

Post Code: CM5 0NB:

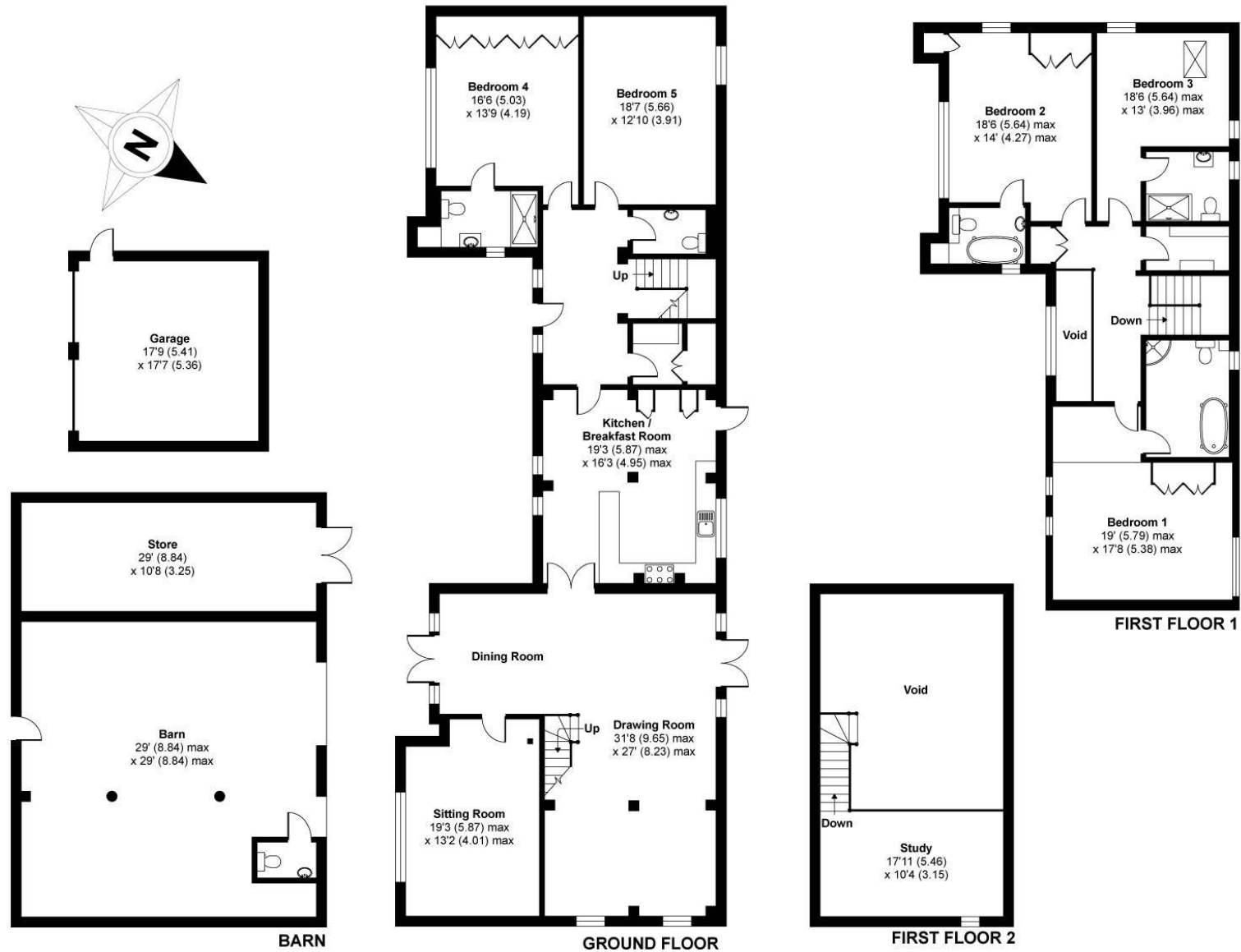
Directions: From London –

Take the M11 northwards out of town and exit at Junction 7(Harlow). At the roundabout take the fourth exit onto the A414. After 1.5 miles, at the Talbot roundabout, continue straight on towards Ongar for a further 0.5 of a mile and at the brow of the hill, turn left into Bobbingworth Mill. Almost immediately turn left again into Ashlyns Lane and after 0.5 of a mile the driveway to Ashlyns Barn will be seen on the right hand side on a sharp left hand bend.



Ashlyns Barn, Bobbingworth, Ongar, Essex

ASHLYNS BARN APPROX. GROSS INTERNAL FLOOR AREA 3457 SQ FT 321.2 SQ METRES (EXCLUDES GARAGE)
 BARN APPROX. GROSS INTERNAL FLOOR AREA 1491 SQ FT 138.5 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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