



1 Piggotts Farm Barns Abridge Road, Abridge

Essex

£1,750,000

**CAPLEN**
estates



1 Piggotts Farm Barns Abridge Road

Abridge, Essex

Spacious barn conversion in Abridge, Essex. Completed in 2021 with high-spec finishes. 4 bedrooms, open-plan living area, private garden with outdoor kitchen. Close to transport links and excellent schools. Set over 2 floors with vaulted ceilings and lots of natural light. Private parking and garage

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- STUNNING FOUR BEDROOM BARN CONVERSION
- GATED & SECLUDED GARDENS
- OPEN PLAN LIVING SPACE & HIGH SPEC KITCHEN
- THREE BATHROOMS
- SECONDARY KITCHEN PLUS OUTDOOR KITCHEN AND UTILITY
- FANTASTIC LOCATION
- OFF MARKET OPPORTUNITY



Kitchen/Living/Dining Room

52' 0" x 31' 6" (15.85m x 9.60m)

Kitchenette

13' 1" x 9' 11" (3.99m x 3.02m)

Utility Room

12' 4" x 4' 5" (3.76m x 1.35m)

Study

13' 4" x 9' 11" (4.06m x 3.02m)

Bedroom Four

17' 6" x 12' 8" (5.33m x 3.86m)

En-suite Bathroom

12' 8" x 5' 8" (3.86m x 1.73m)

Bedroom One

21' 3" x 17' 8" (6.48m x 5.38m)

En-suite Shower Room

8' 10" x 5' 10" (2.69m x 1.78m)

Bedroom Two

21' 3" x 9' 8" (6.48m x 2.95m)

Bedroom Three

12' 4" x 11' 2" (3.76m x 3.40m)

Bathroom

10' 3" x 5' 10" (3.12m x 1.78m)

Garage

16' 7" x 8' 6" (5.05m x 2.59m)

Shower Room

5' 10" x 5' 2" (1.78m x 1.57m)

Utility

5' 10" x 3' 6" (1.78m x 1.07m)





GARDEN

47' 8" x 18' 10" (14.53m x 5.74m)

Private Courtyard Garden

GARDEN

57' 5" x 31' 6" (17.5m x 9.6m)

Rear Garden

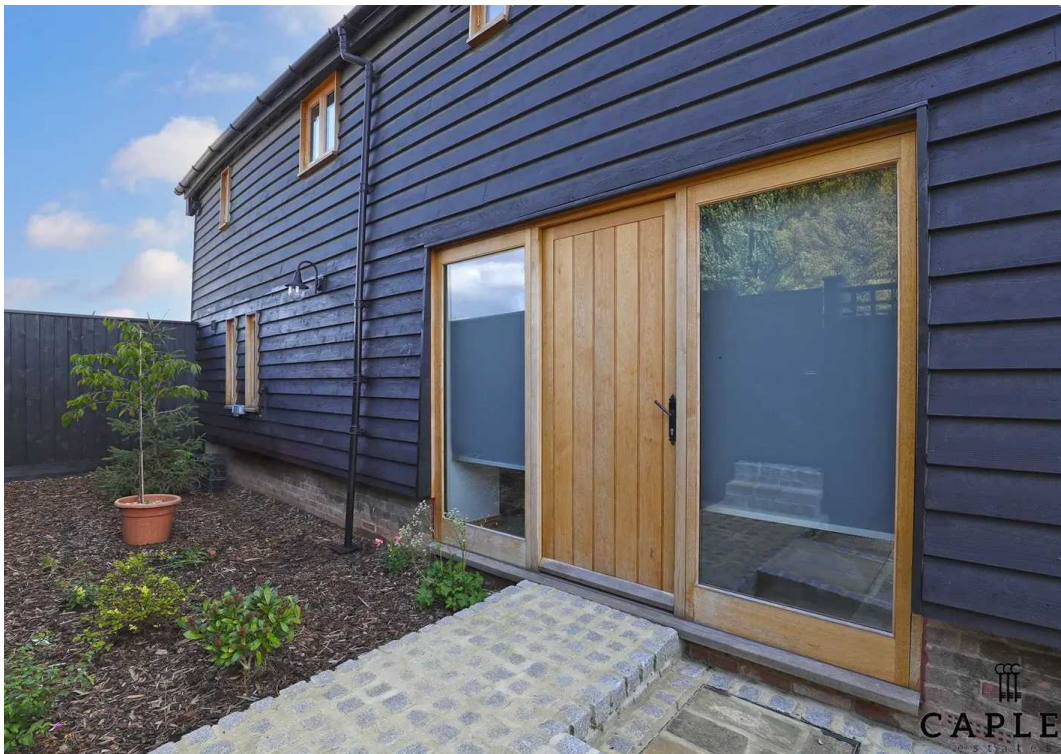
GARAGE

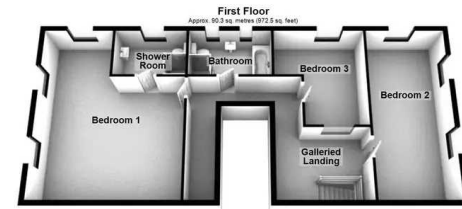
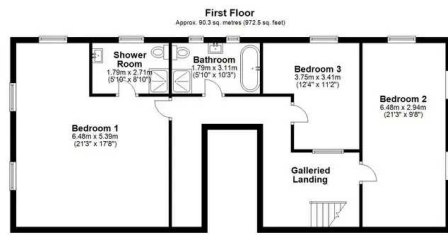
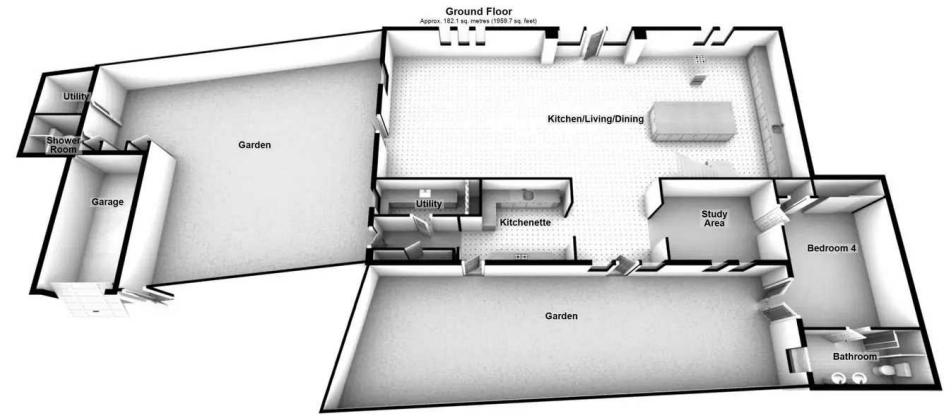
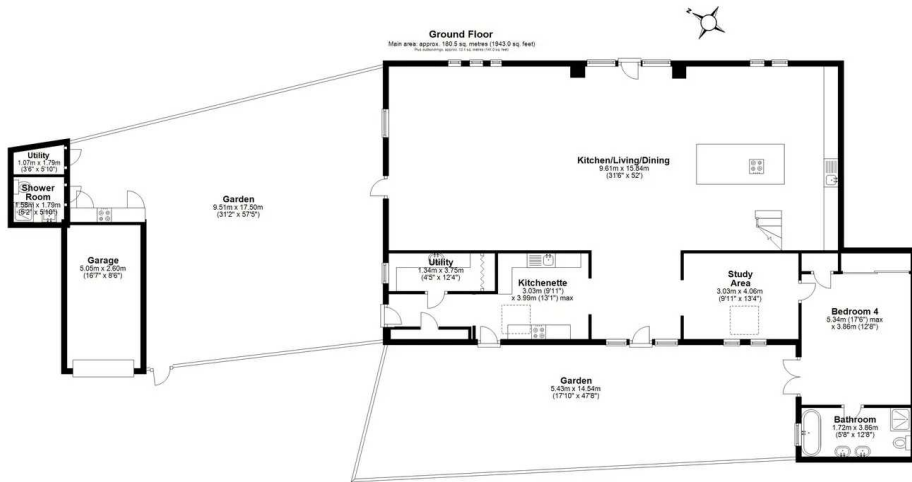
Single Garage

ON DRIVE

2 Parking Spaces







Main area: Approx. 270.9 sq. metres (2915.5 sq. feet)
Plus Subdivided: Approx. 12.1 sq. metres (131.0 sq. feet)

Total area: approx. 285.5 sq. metres (3073.2 sq. feet)

