



NO.3 THE BARNES  
*Waltham Abbey*

Meander your way along the country lane and through the gates to park in front of the double garage, saying hello to the resident peacock as you do.

The peace here is immediately apparent. With only 9 properties, there is a lovely community feel between the residents whilst each still has privacy.

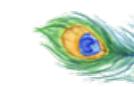






Come on in...

The front door opens into the hallway, where you can make a peek through the French doors to the garden.



## Reception rooms...

The living room spans the rear of the property with French doors that lead onto the decking area. The gas fire is perfect to hunker down on cosy autumnal evenings with your family. There is space for a dining table for a more formal dinner, and the whole room is bookended by exposed timbers that remind you of the buildings' former origins.

At the front of the property is a study. It is a bright room that offers flexibility and has been used as a guest bedroom and second lounge over the years.

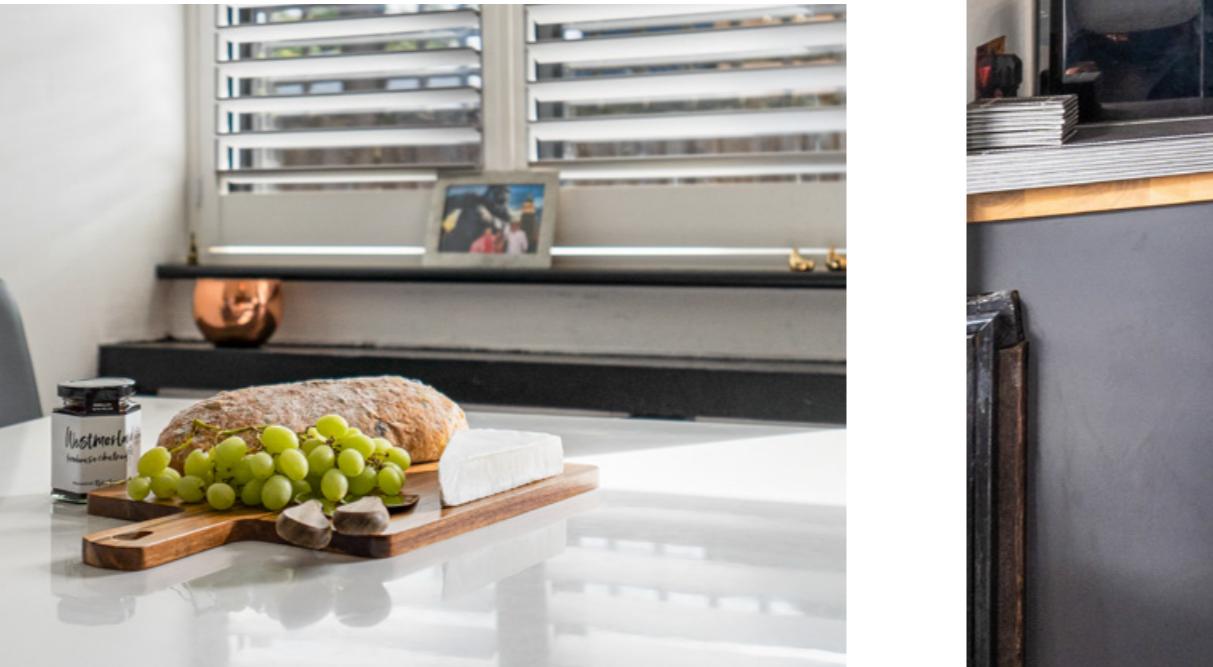
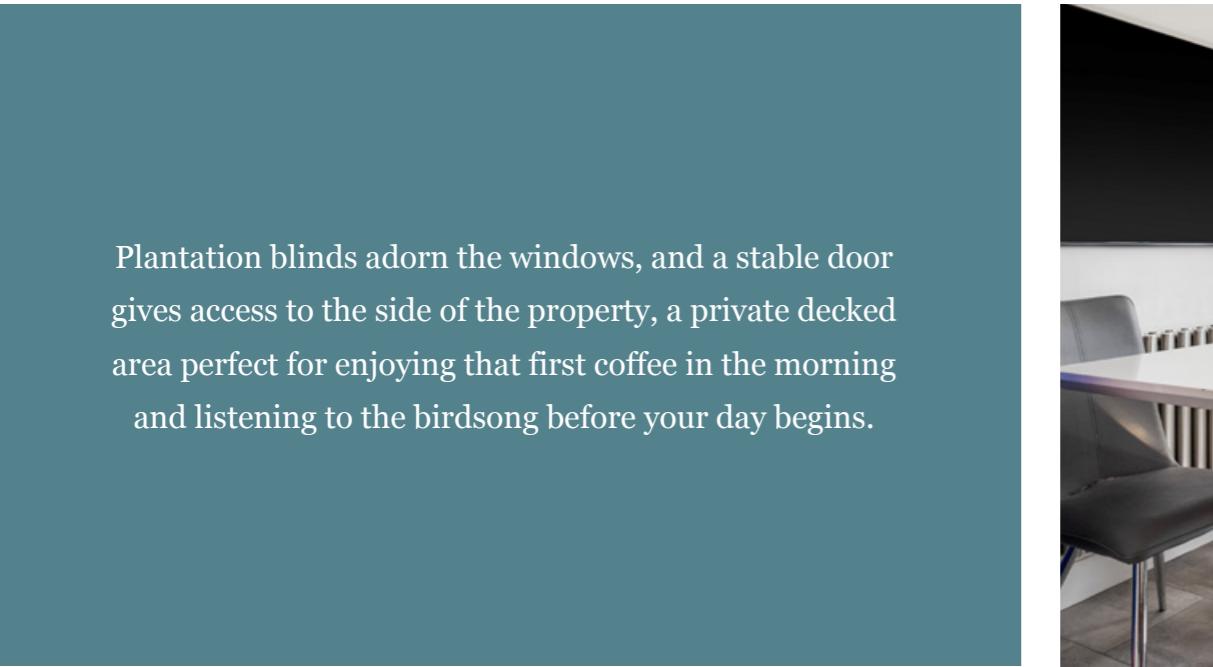




## The heart of the home...

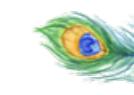
The family spends most of their time in the kitchen, offering a breakfast area on one side and a horseshoe of modern units on the other. Matte charcoal grey cabinets are topped with wooden worktops and finished with copper-coloured fittings. There is a large double-sized oven with a 5-ring ceramic hob and extractor hood. An integrated dishwasher and freezer are concealed by the matching unit doors. There is also space for an integrated fridge, currently used as a handy larder cupboard.







There is a utility room with cabinets that match the kitchen, a space for a washing machine and tumble dryer, and a downstairs WC.

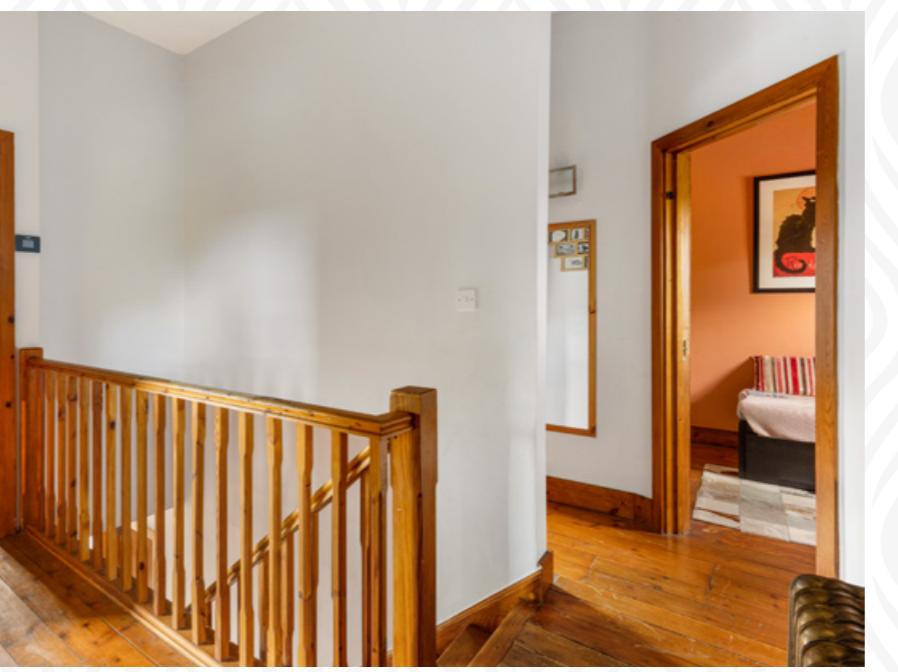


## Bedroom Bliss...

This wonderful home has four bedrooms, each with exposed timbers to add to that country styling and decor.

The master bedroom is a sophisticated room decorated with cream tones, the perfect sanctuary from the hustle and bustle of family life. The window looks over the gardens and the willow tree beside the pond. Deer are often spotted running through the fields beyond.





## Beautiful Bathrooms...

This home has a family bathroom and an en suite, which have serious wow factor.

The family bathroom has a free-standing bath and very sleek contemporary styling. There is a separate shower cubicle and a glass wash hand basin. Ideal for a quick shower in the morning or a long soak in the bath.

The en suite has a statement claw-foot bath that takes centre stage. A feature mural adorns the wall with leaves and greenery, feeling like an outdoor bathtub in Bali. Lock the door, light some candles and soak away all your troubles in this luxurious en suite.



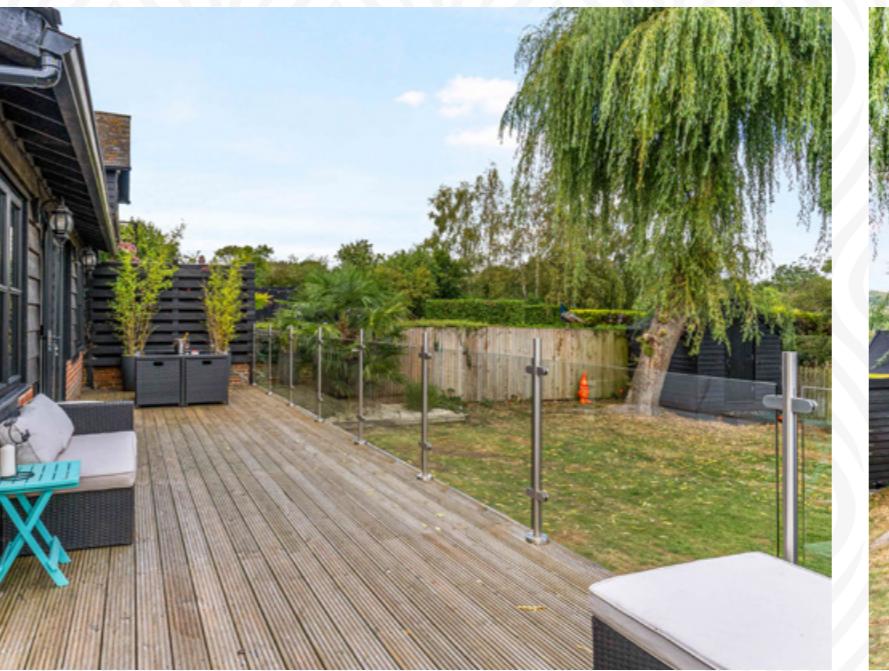
## Outside Space...

The gardens at the rear of the property are tiered into two levels. From the French doors, a raised decked area enclosed by a glass balustrade is the perfect spot for your garden furniture. Take some time to enjoy lunch outdoors or an evening glass of wine as you take in the wildlife and scenery surrounding the property.

A few steps from the decking lead down to the fully enclosed lawn, with the willow trees near the ponds behind as the most beautiful backdrop.







The summer house at the side of the garden is currently a games space and gym but would offer a plethora of different uses to the occupants. Long summer days can be enjoyed where your family and friends can sit peacefully on the deck, children can play safely on the lawn, and fun-filled games can be enjoyed in the summer house. A covered dining space at the rear of the summer house means that even if the weather takes a turn, you can still enjoy BBQs safely hidden from the elements.



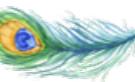


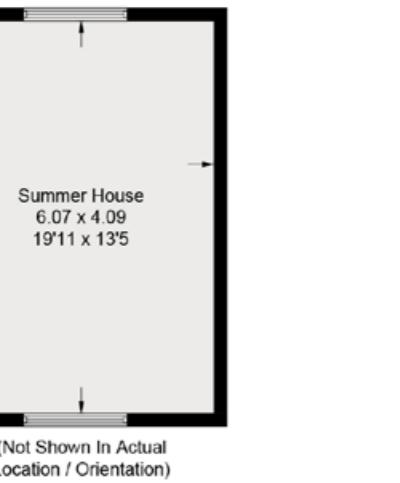
## Out and about...

The Barnes is down a quiet country lane, but within just a few minutes' drive, you can be in the beautiful market town of Waltham Abbey. Here, you will find shops, coffee shops, bars and restaurants, and local amenities such as doctors and dentists.

Local schools for Primary and Secondary education are close by, ensuring excellent schooling options for children of all ages.

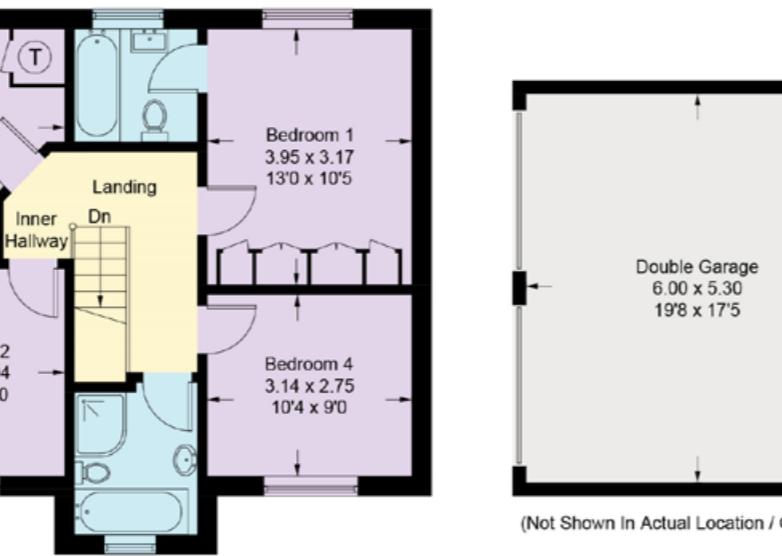
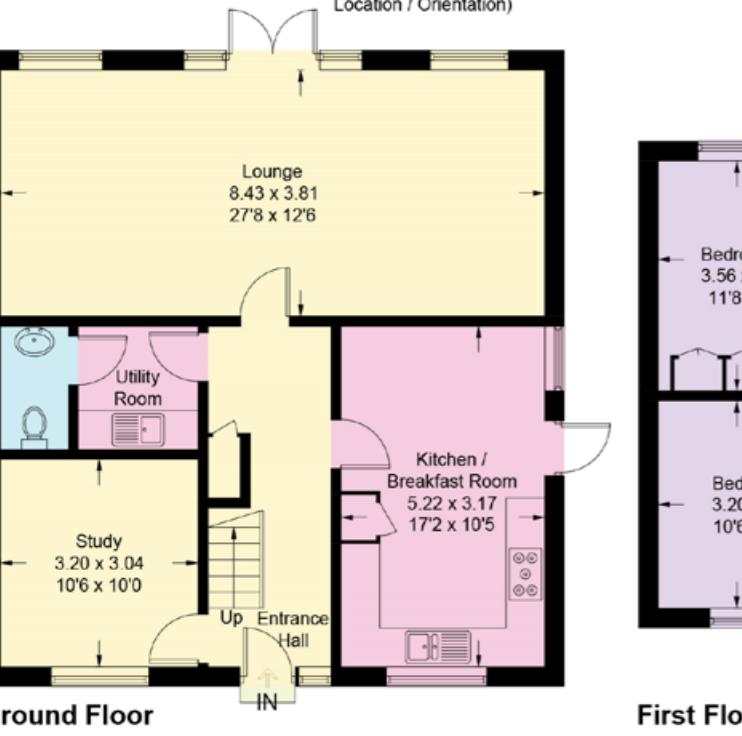
Junction 26 of the M25 is just 5 minutes away, and Loughton station has direct trains into London via the Central Line, meaning commuting is a doddle.





## The Barnes, EN9

Approximate Gross Internal Area = 135.3 sq m / 1456 sq ft  
 Double Garage = 31.8 sq m / 342 sq ft  
 Summer House = 24.8 sq m / 267 sq ft  
 Total = 191.9 sq m / 2065 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate,  
 not to scale. floorplansUsketch.com © (ID1007954)

### Details

- Converted in 2002
- Freehold
- Council tax band: F
- 4 double bedrooms
- Summer house
- Detached double garage
- Private gated entrance
- Views over the pond and countryside

### Address

No. 3 The Barnes

Breach Barns Lane

Waltham Abbey, Essex

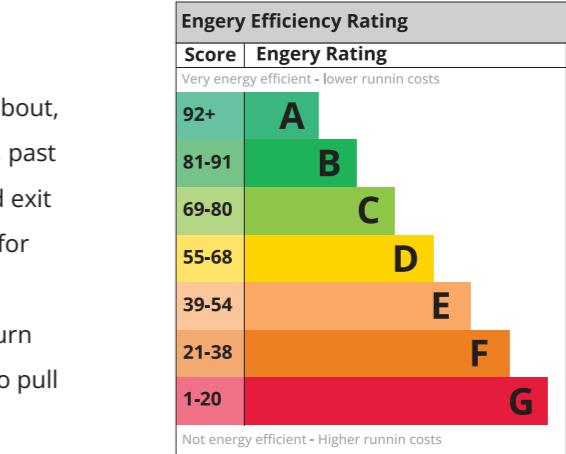
EN9 2AD



WHAT3WORDS: songthanksstrat

### Directions

From the Waltham Abbey Market Town Centre, head north-west on Highbridge Street. As you reach the roundabout, take the 4th exit onto Abbeyview. Continue on Abbeyview, past the Abbey Gardens, for roughly 0.4 miles and take the 2nd exit at the next roundabout onto Parklands. Follow Parklands for roughly 0.7 miles before turning left onto Galley Hill Road. Continue up Galley Hill Road for roughly half a mile, and turn right onto Breach Barns Lane. After 300 yards, turn right to pull up to the private electric gates for The Barnes.



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## Gracechurch Unique Homes

Ability House, 121 Brooker Rd, Waltham Abbey EN9 1JH

Telephone: 020 3418 0584 | Email: [unique@gracechurch-property.co.uk](mailto:unique@gracechurch-property.co.uk)

Website: [www.gracechurch-unique.co.uk](http://www.gracechurch-unique.co.uk)



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