



**Walkers**  
People & Property

Handley Green Barn Handley Green, Ingatstone. CM4 0QB  
£1,500,000

# Handley Green Barn Handley Green

Ingatstone, CM4 0QB

An extraordinary design-led property with awe-inspiring valley views, Handley Green Barn combines striking contemporary architecture with exceptional functionality.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

- EXTRAORDINARY DETACHED PROPERTY
- AWE INSPIRING VALLEY VIEWS
- SET ON A PLOT OF 0.65 OF AN ACRE
- ON THE EDGE OF COUNTRYSIDE NEAR INGATESTONE & FRYERNING
- DETACHED GARDEN STUDIO IN THE GROUNDS





## Handley Green Barn, Handley Green

Ingatstone, CM4 0QB

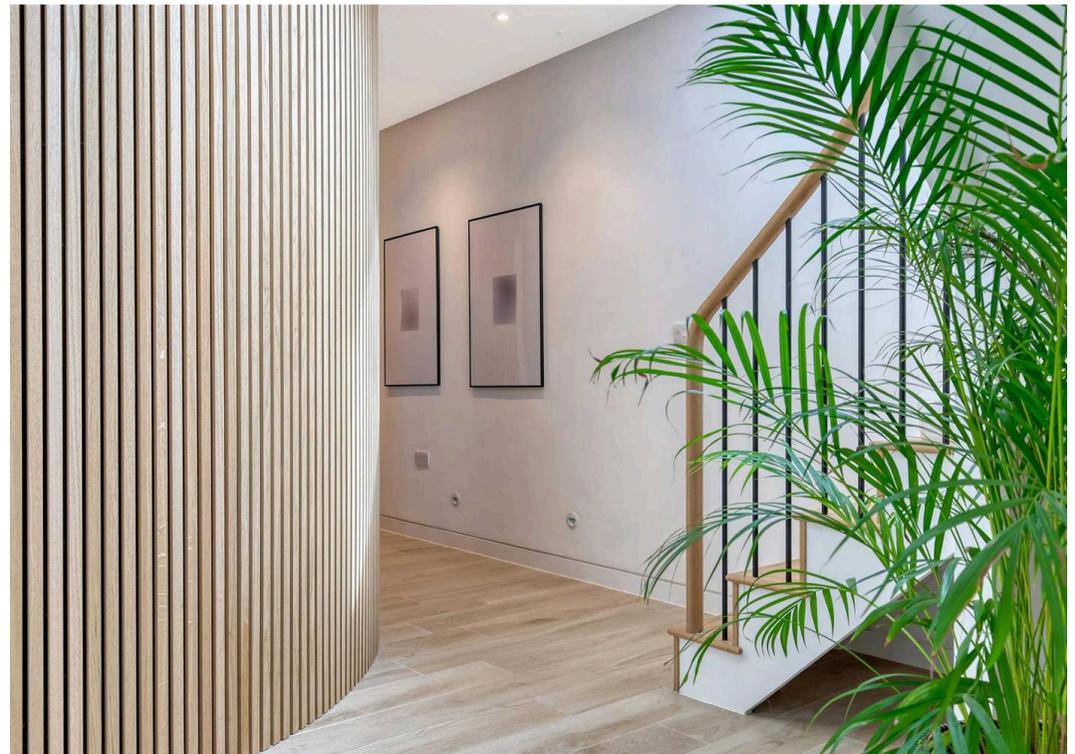
An extraordinary design-led property with awe-inspiring valley views, Handley Green Barn combines striking contemporary architecture with exceptional functionality and eco-efficiency, all set within circa 0.65 acres on the edge of the countryside near Ingatstone and Fryerning.

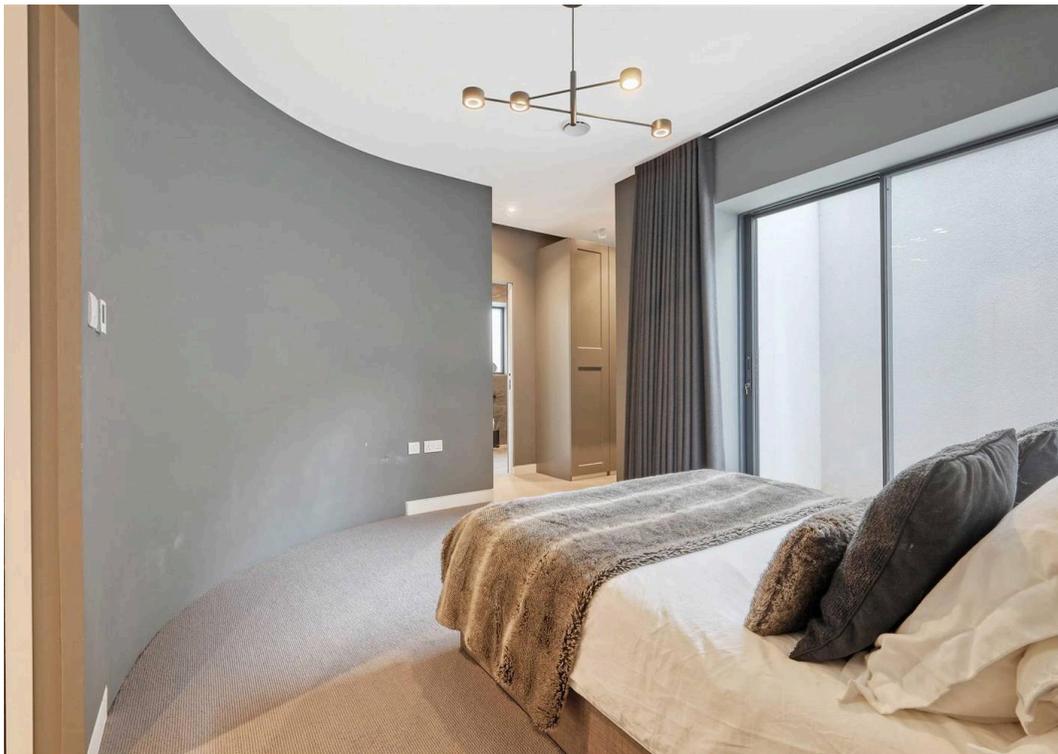
This stylish, modern barn was recently built with black cladding beneath a natural slate roof, and offers dramatic open-plan living centred around a breath taking kitchen/dining/living space. A full-width, slim-profile sliding glazed wall frames uninterrupted views across the valley and opens onto an elevated terrace with glazed balustrade, sunken seating area, and steps down to the heated outdoor pool.

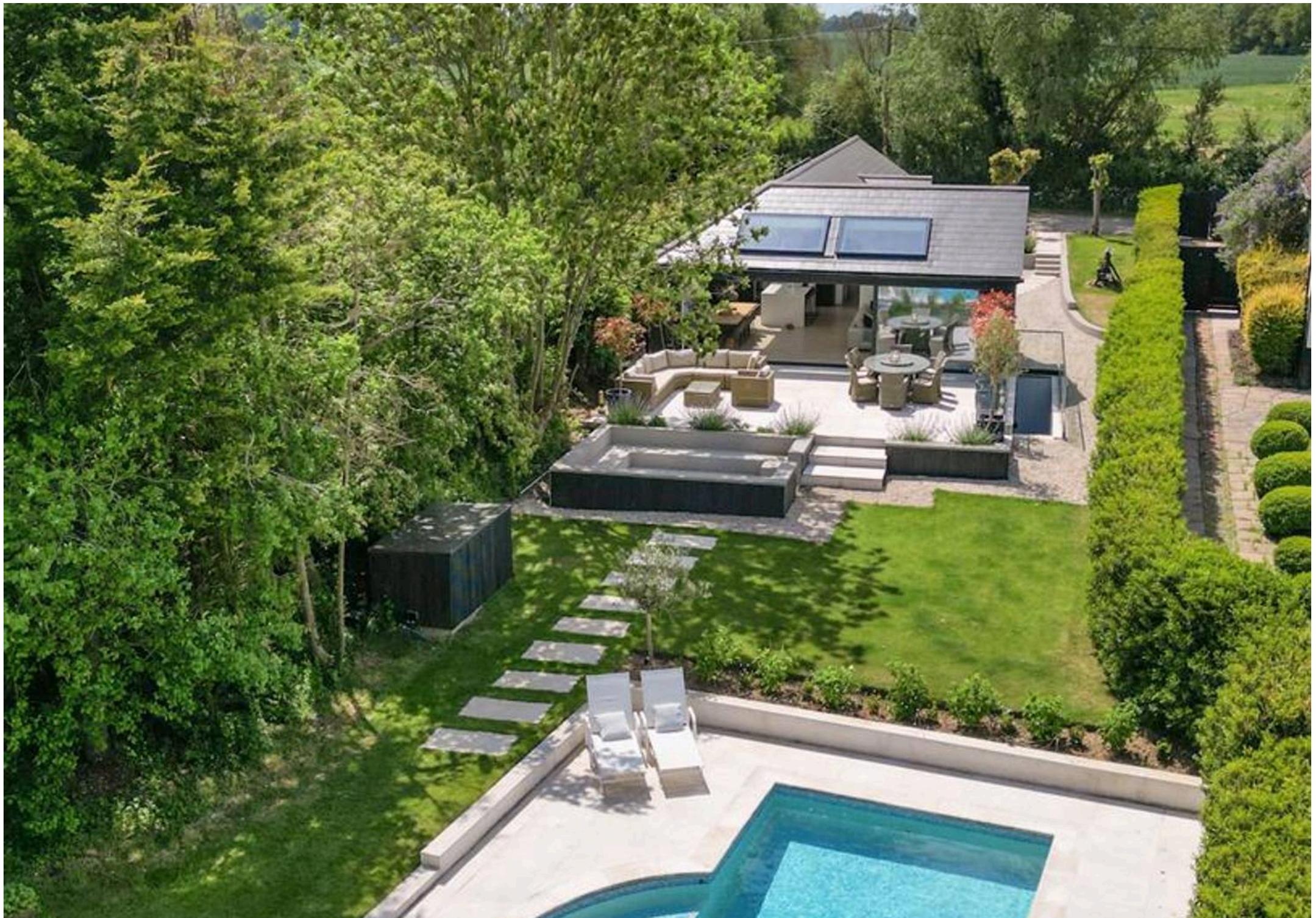
Vaulted ceilings, high-level windows and skylights flood the living space with natural light, enhancing the incredible sense of space. The kitchen features a modern Shaker design with high-end appliances and integrated ceiling speakers, while a separate utility and WC are neatly tucked away beyond. A ground floor study and en-suite bedroom with dressing area complete the main level.

The lower ground floor offers exceptional ceiling heights and superb design detailing - from timber-clad walls and curved features, to sliding pocket doors. There is a further reception room, ideal as a cinema or second living area, leading to a laundry room with outdoor space/light well. Three beautifully finished bedrooms feature on this level. Two include en-suite bathrooms and dressing rooms, while the fourth bedroom shares a stylish Jack & Jill shower





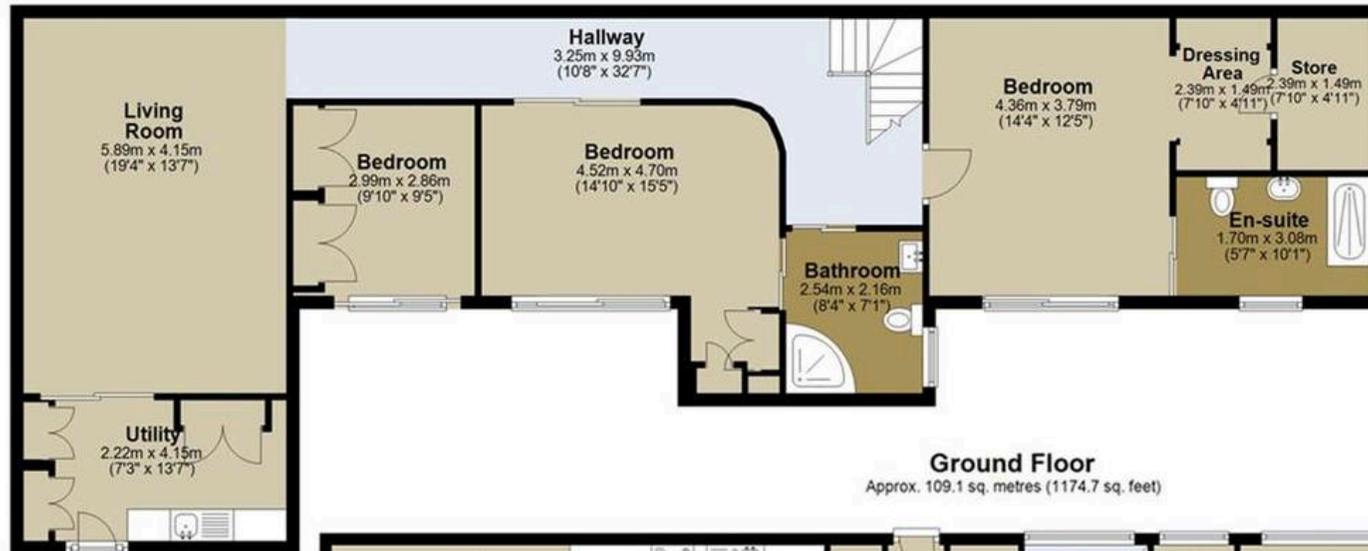






## Basement

Approx. 113.6 sq. metres (1223.3 sq. feet)



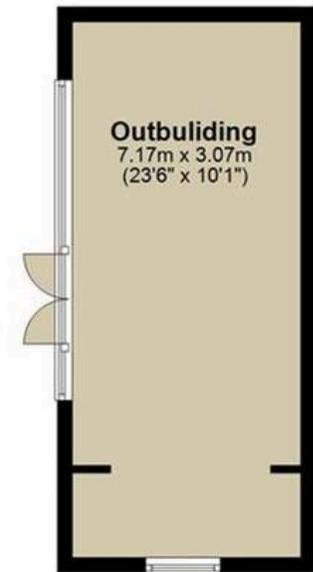
## Ground Floor

Approx. 109.1 sq. metres (1174.7 sq. feet)



## First Floor

Approx. 21.9 sq. metres (235.6 sq. feet)



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## About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

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