



Barn Conversion: Writtle

Monthly £2,800

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

An outstanding four bedroom converted barn finished to an extremely high standard situated in delightful rural setting. The property is located on the outskirts of the village of Writtle, less than 4 miles from Chelmsford City Centre.

DETAILS

LOCATION

Ropers Barn is located along a private rural driveway adjacent to Margaretting Road.

The attractive village of Writtle offers a number of shops, restaurants and public houses located around the village green. There is junior school, a doctors' surgery, library and Post Office.

Chelmsford City centre offers an excellent array of shopping and recreational facilities and a number of well renowned schools to include two grammar schools. There is the benefit of a mainline station to London Liverpool Street with a journey time of approximately 35 minutes.

ACCESSABILITY

The property is positioned close to the A414 providing affordable links to the M11, A12 and M25.

THE PROPERTY

The property has been converted to a high standard.

There is under floor heating to the ground floor and oil fired radiator heating to the first floor.

Ground Floor

- **Entrance Hall:** Doors to utility room and wc, part glazed partition to:
- **Lounge - 3.80m x 4.30m, 8.80m x 6.00m:** A stunning room with vaulted ceiling, exposed brickwork and beams, full length window to front, double doors to rear garden, solid wood flooring and gas woodburner.
- **Dining Room/Breakfast Room - 2.70m x 5.60m:** Tiled flooring, exposed brickwork and beams.
- **Kitchen - 3.10m x 5.60m:** A good array of work surfaces, floor and wall units, double butler sink, Rangemaster gas oven with extractor hood over, integral dishwasher, tiled flooring, spotlights to ceiling
- **Utility Room:** Work surfacing with space for washing machine and tumble dryer, sink unit, tiled floor.
- **Cloakroom:** White suite comprising pedestal wash basin and wc. Tiled floor.

First Floor

- **Large Galleried Landing**
- **Bedroom One: 3.10m x 4.90m**
- **En-suite Shower Room:** Shower unit, wc, wash basin and heated towel rail
- **Bedroom Two: 3.10m x 4.00m**
- **Bedroom Three: 3.90m x 2.60m**
- **Bathroom:** Panelled bath, wash basin, wc, heated towel rail.

Second Floor:

- **Bedroom Four: 3.20m x 3.00m**

OUTBUILDINGS

There is an adjoining outbuilding offering storage and former coal shed has been converted to house the oil tank.

There is open sided barn providing parking.

PARKING

A driveway is situated at the front of the property.

GARDENS

The rear garden commences with a patio area and the remainder is lawned with post and rail boundary and far reaching field views.

A private lake is positioned adjacent to the property and fishing is available.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

There is mains water and electricity are connected. There is under floor heating to the ground floor and oil fired central heating by radiators to the first floor. Propane gas to Rangemaster cooker and wood effect burner in the lounge. There is private drainage.

FURNISHINGS

The property is to be let unfurnished.

COUNCIL TAX

The Property is classed as Band G.

EPC

The property is classed as Band D.

PETS

Please note that the landlord reserves the right to charge an additional rent of Â£50.00 per pet per month.

TERMS

The property is to be let on an Assured Shorthold Tenancy for an initial period of 12 months. A deposit amounting to no more than five week's rent is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing and Right to Rent checks. Referencing will include credit checks and all character and employer references.