



Orsett £1,100,000



The Barn & The Stables Barringtons Farm Brentwood Road Orsett Essex RM16 3BD

THE BARN

Main House.

RECEPTION ROOM 9' 10" x 9' 9" (2.99m x 2.97m)

Double glazed leadlight windows to front. Radiator. Oak flooring. Power points. Double doors to:

ENTRANCE HALL 10' 10" x 9' 7" (3.30m x 2.92m)

Radiator. coved ceiling. Fitted carpet. Power points. Stairs to first floor. Double doors to Lounge and Drawing room. Door to:

INNER LOBBY

Radiator. Oak flooring. Built in cupboard. Door to garden.

CLOAKROOM

Obscure double glazed window. Radiator. Tiled flooring. White suite comprising of low flush WC. Wall mounted wash hand basin. Tiling to walls with border tile.

DRAWING ROOM 19' 1" x 18' 8" (5.81m x 5.69m)

Double glazed leadlight windows to rear and front. Two radiators. Beams to ceiling. Power points. Feature fireplace with exposed brickwork to chimney breast and brick hearth. Fitted cupboards. Log store. Door to:

STORAGE ROOM 20' 7" x 20' 2" (6.27m x 6.14m)

Window to rear. Vaulted ceiling. Exposed timbers. Power points. Door to rear garden. (This room would make an ideal further reception room subject to local authority consents).



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LOUNGE 19' 1" x 18' 5" (5.81m x 5.61m)

Double glazed windows to front and rear. Two radiators. . Fitted carpet. Power points. Feature open fireplace with exposed brickwork and brick hearth. Log store. Built in seating.

DINING ROOM 20' 0" x 15' 5" (6.09m x 4.70m)

Double glazed windows to front and rear. Radiator. Vaulted ceiling with exposed timbers. Fitted carpet. Power points. Original Horse feeder. Plate rack.

KITCHEN 14' 10" x 14' 1" (4.52m x 4.29m)

Double glazed leadlight bay windows to side and rear. Tiled flooring. Power points. Range of oak finish base and eye level units with complimentary work surface. Recesses for appliances. Inset double bowl sink unit with mixer tap. Tiled splashbacks. Built in cupboard. Canopy and extractor fan over.

PORCH

Radiator. Tiled flooring. Door to front.

UTILITY ROOM 8' 4" x 5' 6" (2.54m x 1.68m)

Leadlight window to front. Radiator. Tiled flooring. Power points. Base units with complimentary work surface. Stainless steel single drainer sink unit. Recesses for appliances. Tiling to walls.

LANDING

Leadlight Stained glass window to rear. Radiator. Fitted carpet. Power points. Walk in airing cupboard.



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BEDROOM ONE 20' 2" x 14' 0" > 12'6 (6.14m x 4.26m > 3.81m)

Double glazed leadlight windows to front and rear. Two radiators. Mock beams to ceiling. Fitted carpet. Power points. Range of fitted wardrobes with hanging and shelf space. Drawer unit.

EN SUITE

Obscure double glazed leadlight window. Radiator. Mock beams to ceiling. Fitted carpet. Four piece suite comprising of bidet. Low flush WC. Pedestal wash hand basin. Tiled shower cubicle with mixer shower. Tiling to walls.

BEDROOM TWO 14' 6" x 9' 9" (4.42m x 2.97m)

Double glazed leadlight window to front. Radiator. Mock beams to ceiling. Fitted carpet. Power points. Built in wardrobe cupboard.

BEDROOM THREE 15' 10" x 9' 10" (4.82m x 2.99m) Max.

Double glazed leadlight window to rear. Radiator. Mock beams to ceiling. Fitted carpet. Power points.

BEDROOM FOUR 14' 10" x 10' 11" (4.52m x 3.32m)

Double glazed leadlight window to front. Radiator. Power points. Built in wardrobe cupboard.

BATHROOM

Obscure double glazed leadlight window. Radiator. Textured ceiling. Fitted carpet. White suite comprising of shower cubicle. Panelled bath with mixer shower attachment. Bidet. Low flush WC. Pedestal wash hand basin. Cupboard.

THE STABLES

Second house.



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ENTRANCE HALL 15' 6" x 13' 1" (4.72m x 3.98m)

Double glazed leadlight windows to front. Three radiators. Beams to ceiling. Tiled flooring. Power points.

LOUNGE 15' 6" x 13' 1" (4.72m x 3.98m)

Two double glazed leadlight windows to front. Two radiators. Vaulted ceiling with exposed timbers. Fitted carpet. Power points. Feature fireplace with oak mantle. Log burner. Exposed brickwork. Double glazed leadlight French doors to garden.

KITCHEN 15' 6" x 13' 1" (4.72m x 3.98m)

Double glazed leadlight window to rear. Radiator. Exposed timbers to ceiling. Tiled flooring. Power points. Range of Oak finished base and eye level units with complimentary work surface. Inset one and one half sink unit with mixer tap. Tiling to walls. Recess for range style cooker with extractor fan over. Double glazed door to rear.

UTILITY ROOM 15' 6" x 13' 1" (4.72m x 3.98m)

Tiled flooring. Power points. Range of base and eye level cupboards. Recesses for appliances. Plumbing for automatic washing machine. Boiler (Not tested). Access to loft.

BEDROOM ONE 15' 6" x 13' 1" (4.72m x 3.98m)

Double glazed leadlight window to rear. Radiator. Beamed ceiling. Fitted carpet. Power points. Walk in wardrobe with hanging and shelf space.



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EN SUITE 15' 6" x 13' 1" (4.72m x 3.98m)

Obscure double glazed window. Radiator. Tiled flooring. White Rope twist style suite comprising of corner wash hand basin with tiled splashback. Low flush WC. Shower cubicle with mixer shower.

BEDROOM TWO 15' 6" x 13' 1" (4.72m x 3.98m)

Double glazed leadlight windows to front and rear. Two radiators. Beams to ceiling. Fitted carpet. Power points.

BEDROOM THREE 15' 6" x 13' 1" (4.72m x 3.98m)

Double glazed leadlight window to rear. Radiator. Beams to ceiling. Fitted carpet. Power points.

BATHROOM

Obscure double glazed leadlight window. Radiator. Beams to ceiling. Tiled flooring. White Victorian style suite comprising of Roll top bath with Ball and Claw feet. Low flush WC. Corner shower cubicle with mixer shower. Pedestal wash hand basin with tiled splashback.

GROUNDS

The grounds are mainly laid to lawn with fenced boundaries. Gated entrance with stone driveway providing parking for numerous vehicles. In total just in excess of two acres (STLS).

BARN 135' 11" x 32' 4" (41.40m x 9.85m)

Concrete frame. Part block work and clad.



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AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.
3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.
4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin.
5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believed to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Energy Performance Certificate



The Barn, Barrington Farm, Brentwood Road, Orsett, GRAYS, RM16 3BD

Dwelling type: Semi-detached house **Reference number:** 2848-8005-7202-4126-8980
Date of assessment: 24 February 2016 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 27 February 2016 **Total floor area:** 306 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

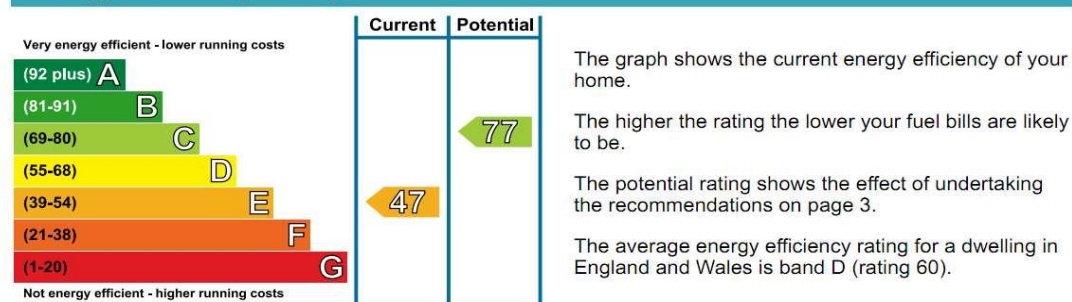
Estimated energy costs of dwelling for 3 years:	£ 10,020
Over 3 years you could save	£ 3,468

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 534 over 3 years	£ 357 over 3 years	
Heating	£ 8,850 over 3 years	£ 5,766 over 3 years	
Hot Water	£ 636 over 3 years	£ 429 over 3 years	
Totals	£ 10,020	£ 6,552	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 315	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 786	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 585	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.