

Woodview Barn

Rose Hall | Shonks Mill Road | Navestock | Essex | RM4 1EU

FINE & COUNTRY

STEP INSIDE

Woodview Barn is a beautifully styled Grade II Listed Barn Conversion in an idyllic location yet convenient for transport links. Occupying a generous private plot within an exclusive gated enclave of just three residences, the Barn is beautifully positioned near to open farmland, with mature woodland areas and the picturesque countryside of Navestock and beyond.

Approached through electric gates and surrounded by peaceful rural landscapes, the property offers a rare combination of privacy, space and exceptional architectural character. Generously proportioned throughout, Woodview Barn retains the romance and individuality of its historic origins while providing substantial accommodation ideally suited to modern family living and entertaining.

At the heart of the home is a spectacular double-height galleried living and dining space, creating an impressive focal point and an extraordinary sense of volume. The gallery and exposed architectural features beautifully showcase the character of the original barn, while the generous proportions make this an exceptional space for both everyday living and entertaining on a larger scale.

A separate cosy sitting room provides a more intimate retreat, while the bespoke kitchen, breakfast room and utility room, together with a cloakroom/WC, offer an excellent space for all the family to gather and entertain.

The first floor provides three of the spacious bedrooms, including a superb principal suite with its own en-suite bathroom, a separate shower and walk-in wardrobe. A mezzanine floor overlooks the principal living area and enjoys lovely elevated views across the gardens and the surrounding countryside, offering a versatile space that could be used as a study, reading area or additional reception space.

A particularly appealing feature is the self-contained ground-floor annex, comprising a bedroom suite with separate bathroom and wc with its own separate entrance. Ideal for visiting family, guests, dependent relatives or independent accommodation, it adds a valuable degree of flexibility rarely found in properties of this nature. There is also a central vacuum system. The property has also benefited from a new roof and boiler approximately two years ago, providing valuable reassurance to the incoming owner.





























STEP OUTSIDE

Outside, the property enjoys extensive private gardens surrounded by beautiful countryside featuring well tended lawns, established trees and a natural pond. A wooded copse forms part of the grounds to the rear of the garden. As you approach the Barn, there is detached triple garaging, with additional storage, its elevations matching the main property, being of red brick construction under a pantiled roof with timber doors. The generous garden provides ample opportunity for entertaining, relaxation and further landscaping, all within a wonderfully secluded rural environment.

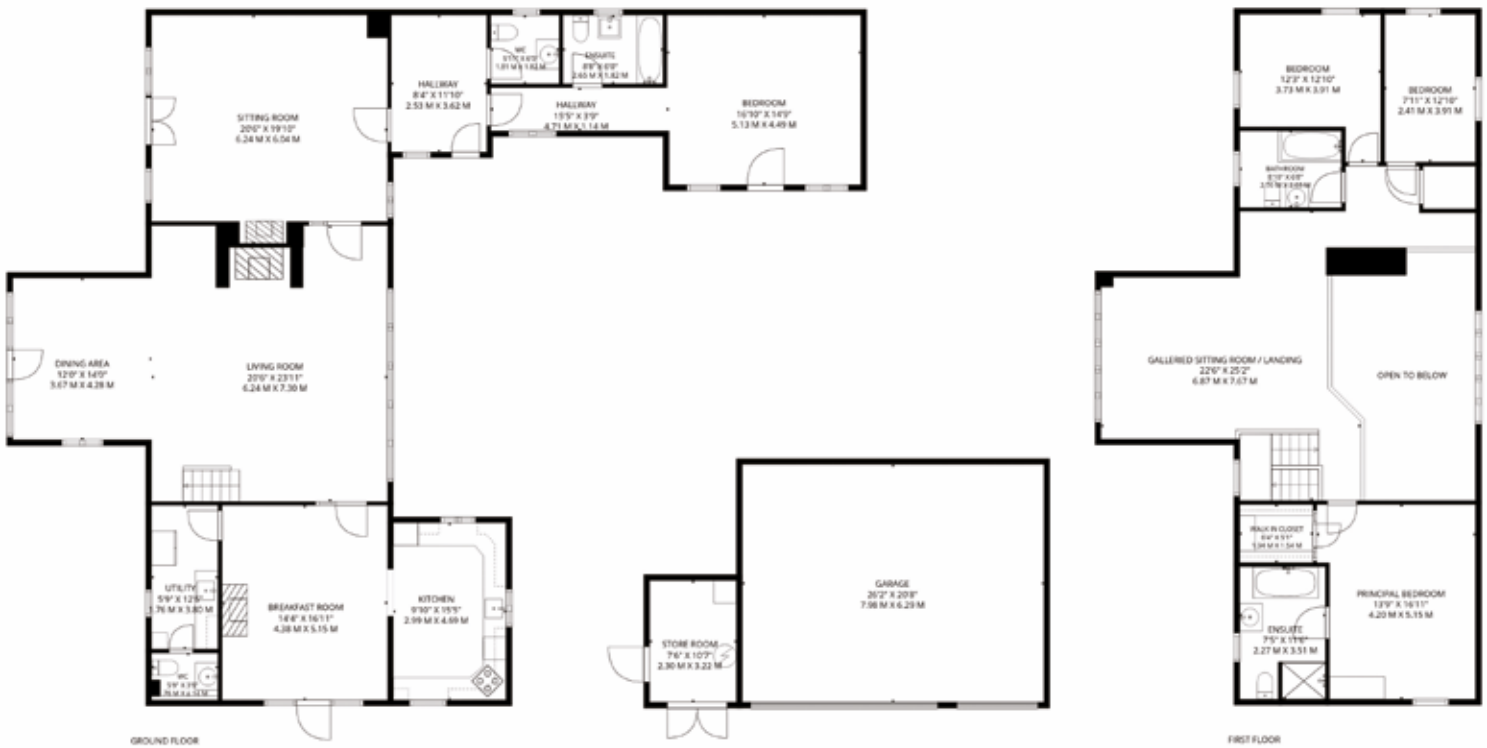
Woodview Barn is a substantial and characterful home with considerable presence, occupying a particularly attractive position within one of Essex's most desirable semi-rural settings. Its combination of Grade II Listed architecture, generous accommodation, extensive grounds, annex, triple garage and exceptional rural outlook creates a rare opportunity to acquire a truly individual country property.

Navestock is highly regarded for its equestrian heritage, scenic countryside and network of picturesque rural walks, yet Woodview Barn remains remarkably well connected. The nearby towns of Brentwood, Epping and Ongar provide an excellent choice of restaurants, boutiques, schools and leisure facilities. Fast connections into London are available via the Elizabeth Line from Brentwood and the Central Line from Epping, while convenient access to the M25 provides excellent connectivity to the capital, major airports and the wider motorway network.









TOTAL: 3202 sq. ft, 297 m2

GROUND FLOOR: 2049 sq. ft, 190 m2, FIRST FLOOR: 1153 sq. ft, 107 m2

EXCLUDED AREAS: GARAGE: 540 sq. ft, 50 m2, STORE ROOM: 80 sq. ft, 7 m2, OPEN TO BELOW: 232 sq. ft, 22 m2,

Floorplans Are For General Guidance Only; Actual Layout And Dimensions May Vary. Please Verify Independently.

The Property Ombudsman

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