



# A modern barn for conversion in a remarkable location

**Dutch Barn, Church Road, Kelvedon Hatch, Brentwood, Essex**

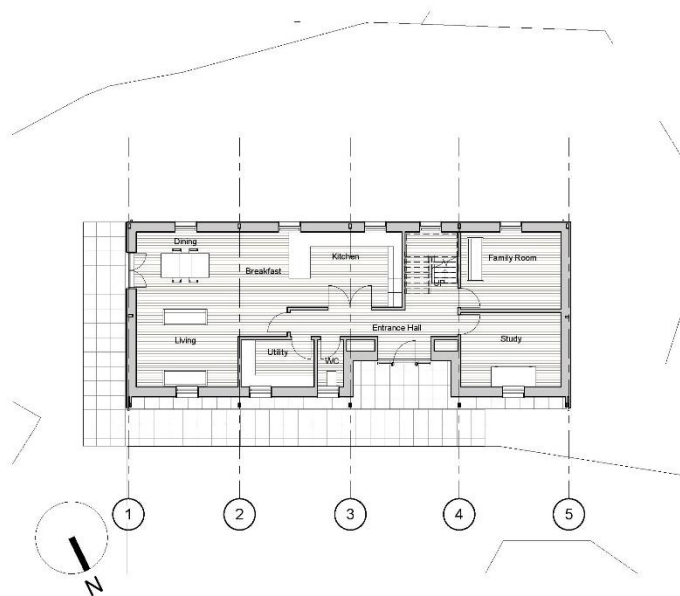
£500,000 Freehold



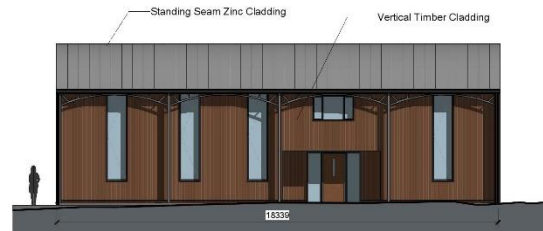




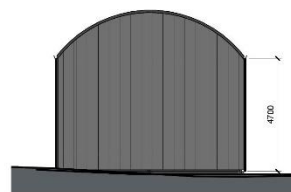
**Proposed First Floor Plan**  
1 : 100



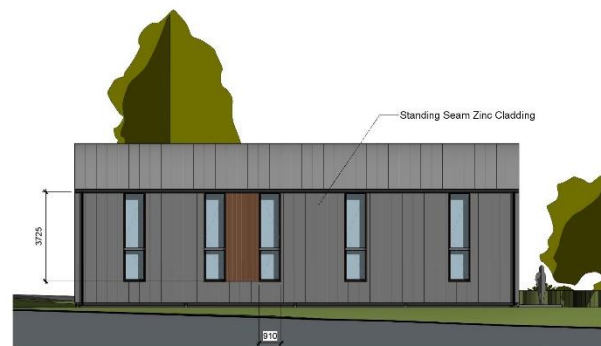
**Proposed Ground Floor Plan**  
1 : 100



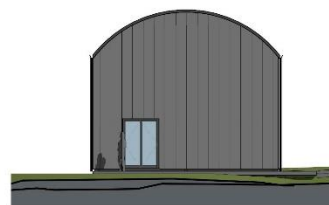
**Proposed North Elevation**  
1 : 100



**Proposed West Elevation**  
1 : 100



**Proposed South Elevation**  
1 : 100



**Proposed East Elevation**  
1 : 100



Rev.	Description	Date
A	Amendments prior to submission	04.01.2019
B	Drawing Amendments	05.08.2019
C	Amendments following LPA comments	27.09.2019
D	Amendments to window arrangement	30.09.19
E	Further amendments to window arrangement	01.10.19

DRAWING STATUS



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**RIBA**   
Chartered Practice

CLIENT

**BOIS HALL ESTATE**

PROJECT

**Dutch Barn at Kelvedon Hatch**

DRAWING TITLE

**Proposed Plans and Elevations**

SCALE (B A1)	DRAWN BY	CHECKED BY	DATE
1 : 100	Author	Checker	11/28/18
DRAWING NUMBER	PWRU3750523 110	REV	E

01/10/2019 10:07:32



Change of use approved for conversion (19/01055/PNCOU) • Approx 2,314 sq ft • Living, dining, kitchen/breakfast, utility, cloakroom, study and family room • Four first floor bedrooms • Two bathrooms • About 1.08 acres • Shenfield Crossrail station: 5.8 miles • Surrounded by a network of bridleways and footpaths

#### Local Information

Chipping Ongar: 3.3 miles;  
Brentwood: 4.3 miles (railway station to London); M25 (junction 28): 5.1 miles; A12 (junction 12): 5.5 miles; M11 (junction 7): 7.6 miles.

This beautifully situated barn occupies a lovely stretch of open countryside between Chelmsford and Ongar. Despite the rural location, the area provides good access to the local villages of Doddinghurst and Kelvedon Hatch with local shops and schools.

Nearby, the old market town of Chipping Ongar has an excellent choice of local boutique shops together with supermarkets (Tesco and Sainsbury's).

More extensive shopping facilities can be found at Epping, Chelmsford and Brentwood. There are local primary schools at Kelvedon Hatch and Ongar and other nearby schools include Brentwood, Coopersale Hall, Chigwell, Bancrofts and The Forest, whilst further afield are Felsted and New Hall (with coach pick-up/drop-off close by).

#### About this property

Approval has been granted for the change of use under permitted development from an agricultural building to a dwelling house (application no

19/01055/PNCOU) granted by Brentwood Borough Council. The building is an open-fronted Dutch-style steel-framed barn which occupies a generous plot including a large natural pond surrounded by a copse. When converted the property will offer versatile four bedroom, two storey accommodation which includes a sizeable principal bedroom suite with dressing area and en suite shower room. On the ground floor a spacious reception hall will include the stairs to first floor. To the left the area has been designed primarily for open-plan living with the sizeable kitchen/breakfast room open-plan to a living and dining area. At the front of the barn will lie a utility room and ground floor cloakroom, whilst at the opposite end is the more formal living accommodation, a family room and home office. The barn is designed with tall, full-height glazing to bathe the property in natural light and the elevations clad in zinc and vertical timber will provide an appealing contemporary country property designed for 21st century living.

The barn is located along a very attractive tree-lined lane in an area popular with horse riders, cyclists and walkers.





## Outside

The site adjoins open farmland providing a lovely outlook over the countryside.

### Agent's Note

Planning pack available upon request.

## Services

It will be the responsibility of the purchaser to connect electricity and water and it is envisaged that a private drainage system will need to be installed by the purchaser.

### Directions

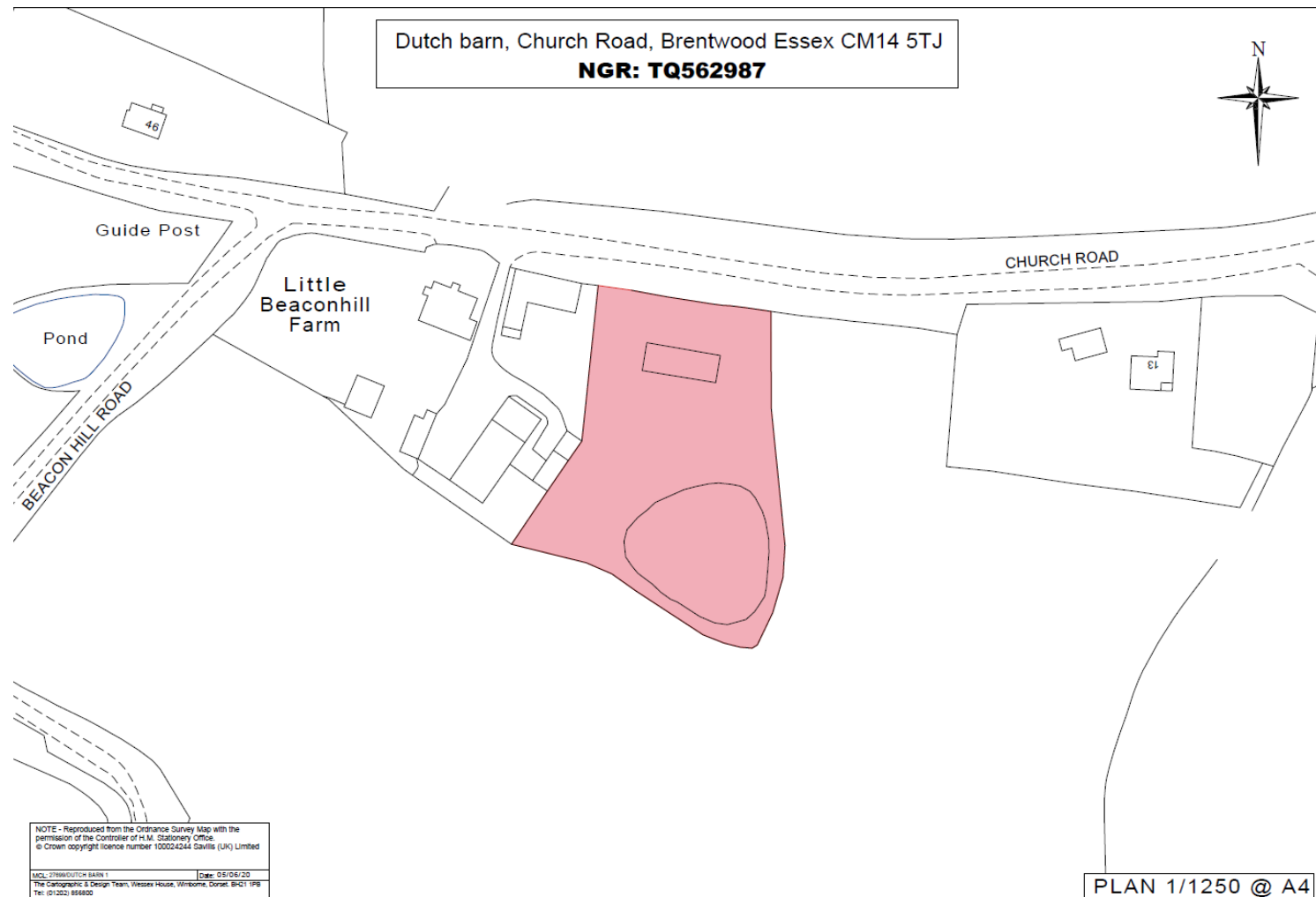
From Wilsons Corner at Brentwood, take the Ongar Road towards Brentwood, crossing over the A12. Continue through the straight mile passing Bentley Golf Club and into Kelvedon Hatch. Pass through Kelvedon Hatch and turn left at St Nicholas church into Church Road and the barn will be found on the left-hand side just before Beacon Hill Road.

## Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.

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