



# The Dairy, The Village, Willingale, Ongar, Essex, CM5 0SN

- THREE/FOUR BEDROOM HOME
- ATTACHED BARN CONVERSION
- GARDEN BACKING ONTO FIELDS
- FOREST
- CHARACTER PROPERTY
- 2852 SQFT
- MULTIPLE RECEPTION ROOMS



## PROPERTY DESCRIPTION

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Balch are extremely pleased to bring to the market this unique and charming four-bedroom detached home located in the sought-after village of Willingale. This exceptional property combines traditional character with modern living, having been thoughtfully extended by converting a delightful brick and flint barn that is linked seamlessly to the main house. Offering multiple reception rooms and three bathrooms, this home delivers versatile and spacious accommodation ideal for families or those seeking a tranquil rural lifestyle. The property's grounds, including a stunning rear forest, create a truly enchanting environment that must be seen to be fully appreciated.

Willingale is a peaceful and picturesque village renowned for its welcoming community and beautiful countryside setting. Situated in the heart of Essex, this location offers a perfect balance between rural charm and convenient access to nearby towns and amenities. Residents enjoy scenic walks, historic landmarks, and excellent local schools, making it an attractive choice for families and professionals alike. With good road links to Chelmsford, Ongar, and the M11, commuting to London and other centers is straightforward, further enhancing the village's appeal.

The kitchen is a highlight of the home, thoughtfully designed to blend traditional and contemporary elements. It boasts ample workspace and storage, integrated appliances, and a charming dining area where you can enjoy casual dining. This area provides characterful spaces filled with exposed brick and original flint walls, adding a distinct sense of history and charm to the home.

Upstairs, the master bedroom is generously proportioned, featuring fitted wardrobes and a stylish ensuite bathroom, offering a private retreat at the end of the day. Two additional well-sized bedrooms, one benefiting from an En-Suite and the other a walk in wardrobe provide plenty of accommodation for family. The main family bathroom is modern and spacious, fitted with quality fixtures, ensuring comfort and convenience for all residents.

Outside, the rear garden extends into a beautiful forest area, creating a unique and tranquil outdoor space. The grounds offer a perfect blend of manicured garden and natural woodland.

In summary, this exceptional detached property in Willingale offers a rare opportunity to own a home full of character and charm, set in a sought-after village with excellent amenities and connectivity. Viewing is highly recommended to truly appreciate the distinctive accommodation and the stunning natural surroundings that make this property so special.



## ROOM DESCRIPTIONS

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### Entrance Hall

### Cloakroom

### Kitchen

12' 2" x 14' 5" (3.71m x 4.39m)

### Dining Area

14' 1" x 14' 5" (4.29m x 4.39m)

### Utility Room

5' 9" x 8' 10" (1.75m x 2.69m)

### Family Room

14' 1" x 13' 6" (4.29m x 4.11m)

### Snug

11' 2" x 15' 1" (3.40m x 4.60m)

### 1st Floor Living Room

12' 2" x 14' 5" (3.71m x 4.39m)

### Sitting Area

6' 7" x 13' 1" (2.01m x 3.99m)

### Study

7' 7" x 13' 1" (2.31m x 3.99m)

### 1st Floor Landing

### Bedroom One

10' 11" x 12' 10" (3.33m x 3.91m)

### En-Suite

6' 8" x 7' 7" (2.03m x 2.31m)

### Bedroom Two

10' 05" x 13' 10" (3.17m x 4.22m)

### Bedroom Two Dressing Room

6' 1" x 9' 6" (1.85m x 2.90m)

### Bedroom Three

8' 10" x 13' 10" (2.69m x 4.22m)

### En-Suite Shower Room

### Family Bathroom

6' 1" x 6' 3" (1.85m x 1.91m)

### Garage

10' 07" x 18' 6" (3.23m x 5.64m)

### Parking

Driveway parking for three cars

### Rear Garden

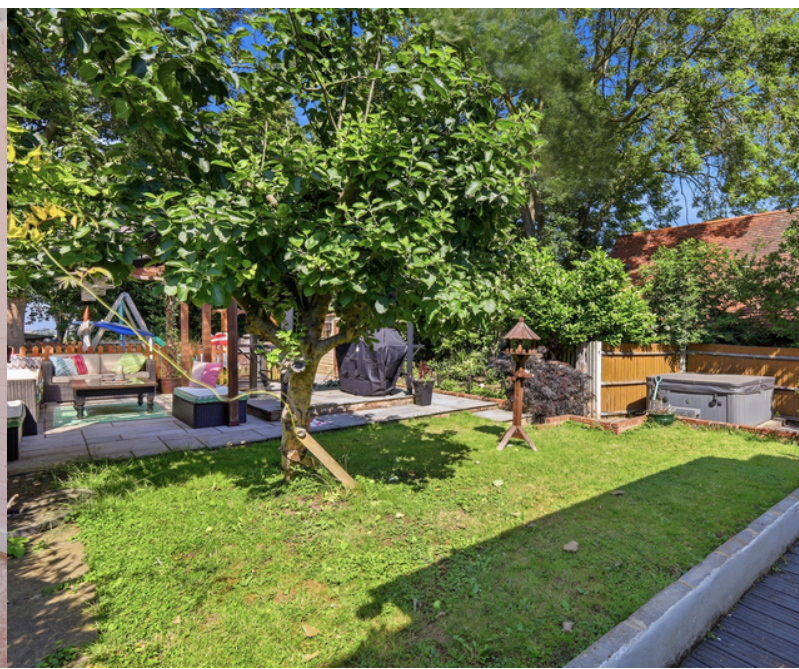
### Viewings

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

### Referrals

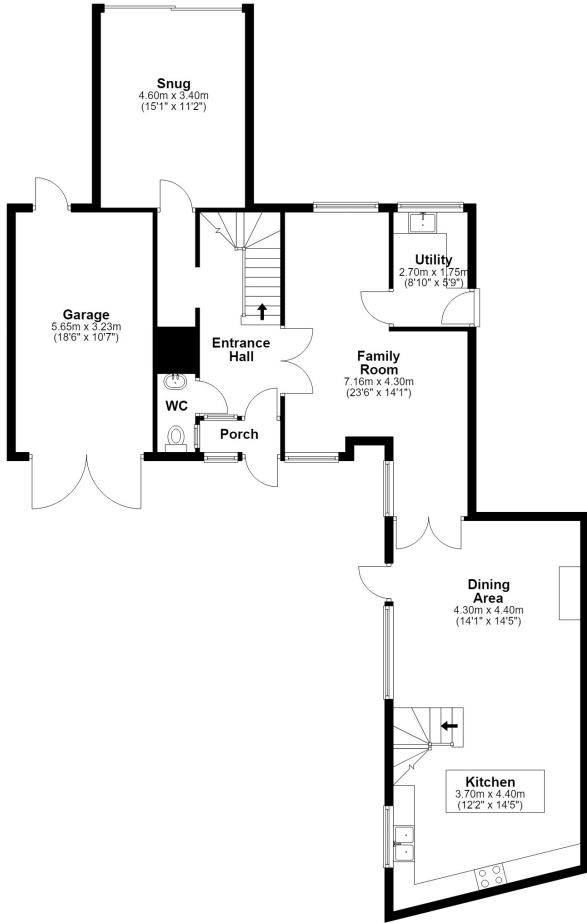
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



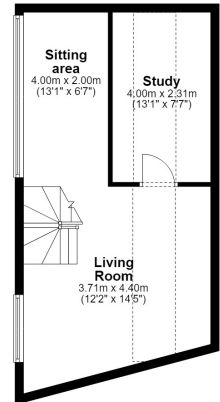
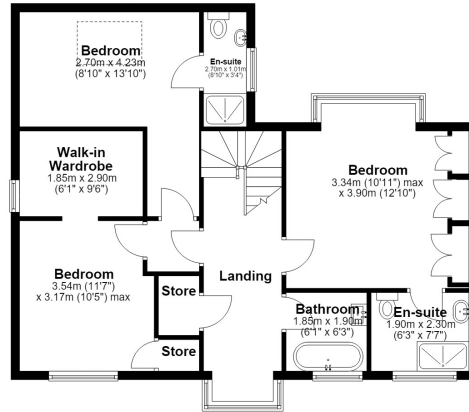
# FLOORPLAN & EPC



**Ground Floor**  
Approx. 118.5 sq. metres (1254.1 sq. feet)



**First Floor**  
Approx. 111.4 sq. metres (1198.9 sq. feet)



This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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The Village

| Energy Efficiency Rating                    |          | Current                    | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs |          |                            |           |
| (92+)                                       | <b>A</b> |                            |           |
| (81-91)                                     | <b>B</b> |                            |           |
| (69-80)                                     | <b>C</b> |                            |           |
| (55-68)                                     | <b>D</b> |                            | <b>62</b> |
| (39-54)                                     | <b>E</b> |                            |           |
| (21-38)                                     | <b>F</b> | <b>31</b>                  |           |
| (1-20)                                      | <b>G</b> |                            |           |
| Not energy efficient - higher running costs |          |                            |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive<br>2002/91/EC |           |