



FREEHOLD

House

# OLD OAK BARN BURNT FARM RIDE, GOFFS OAK, EN7 5JA

Price

# £2,450,000

## FEATURES

- Impressive 4,472 sq ft
- Outstanding outdoor leisure & entertaining area
- Stunning vaulted living space
- Five bedrooms
- Backing onto open countryside
- Substantial private plot
- Extensive driveway & parking
- Five bathrooms



**Robert Adam  
Estate Agents**

# 5 Bedroom House located in Goffs Oak

Call us on

01707873126

david@robertadam.properties

www.robertadam.properties

Council Tax Band

H

Nestled in the highly desirable Burnt Farm Ride in Goffs Oak, this exceptional barn-style residence, built in 1650, offers a unique blend of historical charm and modern living. Spanning an impressive 4,472 square feet, this home is set on a substantial private plot that backs directly onto open countryside, providing breathtaking far-reaching views.

Upon entering, one is greeted by a striking vaulted living area adorned with exposed timber beams and a feature fireplace, complemented by full-height glazing that floods the space with natural light. This inviting area is perfect for both family gatherings and entertaining guests. The ground floor boasts a well-thought-out layout, featuring a stylish kitchen/breakfast room, a formal dining area, and multiple reception rooms, alongside a study, utility room, and a convenient downstairs WC.

The first floor houses five generously sized bedrooms, each benefiting from either en-suite facilities or access to two additional family bathrooms. Many of these rooms offer elevated views of the picturesque countryside, enhancing the tranquil atmosphere of the home.

Externally, the property shines with a remarkable covered outdoor leisure and entertaining area, complete with a bar and seating terrace, ideal for enjoying the serene surroundings throughout the

## Approximate Gross Internal Area 4472 sq ft - 416 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 2602 sq ft – 242 sq m

First Floor Area 1390 sq ft – 129 sq m

Second Floor Area 480 sq ft – 45 sq m

Garage Ground Floor Area 408 sq ft – 38 sq m

Garage First Floor Area 254 sq ft – 24 sq m

Outbuilding Area 770 sq ft – 72 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

