



The Granary, Chevers Hall Chelmsford Road, Ongar, CM5 9NU  
Offers In Excess Of £950,000





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Modern, Secluded Barn Conversion on Private Gated Road – A Unique Opportunity - This outstanding three bedroom barn conversion offers approximately 2,000 sq ft. of high specification contemporary living space, in a peaceful rural setting between Ongar and Chelmsford. Set back on an exclusive private gated road, the property combines privacy, generous proportions, and modern design in a truly individual home.

The ground floor accommodation includes a striking reception room with floor to ceiling windows, a brick built open fireplace with log burner, and uninterrupted views across the surrounding countryside. A striking mezzanine landing connects the two first floor bedrooms, while featuring a dedicated home office area ideal for remote working.

The kitchen/dining room is finished to a high standard, featuring premium integrated appliances, extensive sleek & stylish worktops, and generous fitted storage. Double doors open onto a beautifully maintained rear garden, and a separate utility area provides added convenience. Also on the ground floor is a spacious double bedroom with en-suite bathroom, perfect for guests, or to use as a flexible second living space, along with a separate cloakroom.

Upstairs, the two double bedrooms both benefit from private en-suite bathrooms & have excellent storage options. The mezzanine layout enhances the open-plan aspect of the home, while preserving clear separation between the rooms.

Externally, the property boasts a 100 ft private rear garden, backing directly onto open countryside. There is the added benefit of beautifully maintained communal grounds, a duck pond, and ample private parking. Additionally, the home includes a carport/garage with loft space, providing excellent extra storage.



**Downstairs Accomodation**

**Entrance Hall**

**Cloakroom**

**Living Room / Lounge**

27'8 max x23'3 (8.43m max x7.09m)

**Kitchen Diner**

19'3 x 19'1 (5.87m x 5.82m)

**Utility Room**

**Bedroom Three**

14'7 max x 11'8 (4.45m max x 3.56m)

**En-Suite**

**First Floor**

**Mezzanine Landing / Home Study Area**

**Master Bedroom**

16'2 to wardrobe x 12'8 (4.93m to wardrobe x 3.86m)

**En-Suite**

**Bedroom Two**

21'4 max x 16'7 (6.50m max x 5.05m)

**En-Suite**

**Outside**

**Car Port with Double Storey Garage**

**Front and Rear Gardens**











GROUND FLOOR

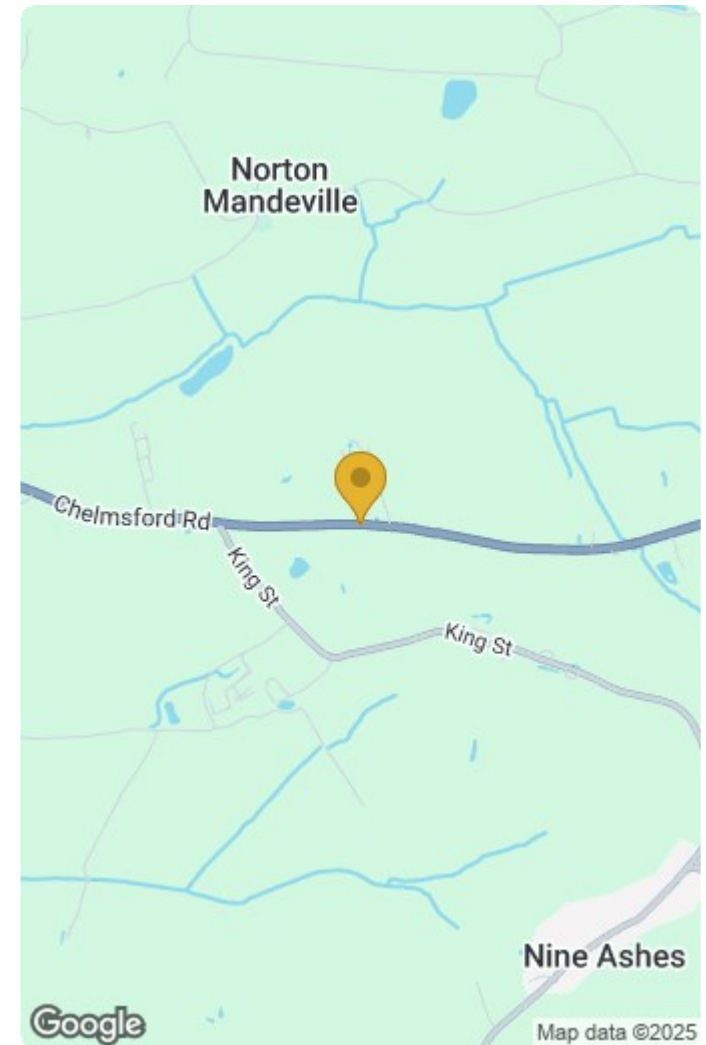
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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