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**"WALNUT COTTAGE", WORMLEY WEST END,  
BROXBOURNE, HERTFORDSHIRE, EN10 7ON.**



*A fine example of a charming country cottage, proudly standing in glorious south facing, wrap around grounds approaching one acre, 'Walnut Cottage' dates to the 1850's and has never been formally offered on the open market. The property surprisingly, doesn't hold a heritage listing and was thoughtfully extended and greatly improved at the turn of the century by the current owners and still offers the new custodians the scope to further enlarge the existing residence to suit their own requirements, subject of course, to the necessary planning consents.*

*Wormley West End is a highly sought-after hamlet enjoying the best of both worlds, surrounded by open green belt countryside and various historic woodlands yet within a few minutes' drive of neighbouring towns Broxbourne and Hoddesdon, both offering extensive shopping, transport and educational facilities.*

*Early viewing of this truly enchanting family home in a delightful setting is strongly advised in order to avoid disappointment.*

**SUMMARY OF ACCOMMODATION**

**\*WELCOMING RECEPTION HALL\***

**\*STUDY\***

**\*DUAL ASPECT SITTING ROOM\***

**\*SEPARATE DINING ROOM WITH OPEN FIRE\***

**\*KITCHEN/BREAKFAST ROOM\***

**\*BOOT ROOM\***

**\*LAUNDRY ROOM\***

**\*GROUND FLOOR CLOAKROOM\***



## SUMMARY OF ACCOMMODATION

- \*PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM\**
- \*THREE FURTHER DOUBLE BEDROOMS\**
- \*FAMILY BATHROOM\**
- \*ENGINEERED WOOD FLOORING AND AMTICO FLOORS\**
- \*OIL FIRED CENTRAL HEATING\**
- \*CALOR GAS CONNECTION\**
- \*GLORIOUS SOUTH FACING GROUNDS ONE ACRE\**
- \*DETACHED GARAGE AND WORKSHOP\**
- \*GATED ENTRANCE AND PARKING FOR SEVERAL VEHICLES\**

*White painted heavy solid wood entrance door with wrought iron furniture and central cast iron lantern above provides access to the:*

*WELCOMING RECEPTION HALL 13'5 x 13'5 Window overlooking the front garden. Engineered oak flooring, original oak cross beam and feature brick-built fireplace with slate hearth. Radiator and telephone point. Solid wood staircase leading to the first-floor landing with deep under stairs storage cupboard. Opening leading to the dining room, wood panelled door to the sitting room and additional wood panelled door leads to the:*



*STUDY 8'11 x 8 Window with front aspect, with radiator below, engineered oak flooring, coved ceiling, media and telephone connection points.*

*DUAL ASPECT SITTING ROOM 20'6 x 13'5 A lovely bright room with views over the grounds and woodland beyond. Engineered oak flooring and feature cast iron open fireplace with gas fire, wooden surround and slate hearth. Two radiators and a coved ceiling.*



**DINING ROOM** 13'5 x 12'7 Window overlooking the front gardens, engineered oak flooring, feature beam and brick built open fireplace with slate tiled hearth and wooden surround, currently used as an excellent wine store. Wall mounted central heating thermostat and radiator. A wooden door leads to the boot room with a further multi paned door allowing access to the:



**KITCHEN/BREAKFAST ROOM** 13'5 x 12'7 Views over the rear garden and door leading to the terrace. Amtico floor covering and partly tiled in quality wall ceramics to complement a range of beech wall and base units with ample granite working surfaces over incorporating a white enamel sink with granite grooved drainer and mixer tap with cupboards below. Appliances are by Bosch and include fridge and freezer. Britannia range with electric oven and six ring gas burners, (calor gas), extractor hood above. Spot lighting, coved ceiling and double radiator.



**BOOTROOM** 6' x 5'7 A must for all country homes. With side access leading to the garden. Window with front aspect, Amtico flooring, built in storage cupboard and door leading to the:

**LAUNDRY ROOM** 6' x 5'7 Window overlooking the garden to the side, access to the small loft space. Amtico flooring. Oil fired central heating boiler and double radiator. Space for washing machine and tumble drier with wood effect working surface above. Wood panelled door leads to the:

**CLOAKROOM** 6'1 x 2'1 Obscure glazed window, Amtico flooring, suite comprising a corner wash hand basin and low flush W.C. wall mounted extractor fan.

## **FIRST FLOOR**

**LANDING** With access to both lofts in the old part of the house and the extension, the insulated and part boarded loft in the extended part of the property is via a retractable ladder. Wood panelled doors lead to the family bathroom and bedrooms with a further panelled door to:

**BUILT IN AIRING CUPBOARD** Housing the lagged cylinder tank with central heating programmer and plenty of slatted linin shelving storage.



**PRINCIPAL SUITE** 15'11 x 10'2 (measured to wardrobes) Bright room with windows overlooking the rear grounds. Fitted wardrobes to one wall. Radiator, wall light points and door leading to the:



**ENSUITE SHOWER ROOM** 6'2 x 5'9 Obscure glazed window. Amitco floor covering and tiled in quality ceramics to complement suite comprising tiled shower with curved shower doors, wash hand basin with cupboard below mirror and glass shelf above. Low flush W.C. Wall mounted cabinet, radiator and extractor fan.



**SECOND BEDROOM** 13'4 x 9'4 Dual aspect, built in wardrobes and additional eaves storage and radiator.



**THIRD BEDROOM** 13'5 x 11'7 Window overlooking the front garden. Stairwell wardrobe and further built in wardrobe. Radiator, recessed shelving and television connection point.



**FOURTH BEDROOM** 11'5 x 10'7 Front aspect, built in wardrobe with shelves. Further built in wardrobe, radiator and television points.





**FAMILY BATHROOM** 7'4 x 6'2 Obscure window to side. Amtico flooring, tiled in quality wall ceramics to complement suite comprising panelled bath with shower, pedestal wash hand basin, wall mounted mirror and low flush W.C. Extractor fan.

## **EXTERIOR**

### **Front**

Walnut Cottage is approached via five bar double gates which afford access to a shingled driveway allowing parking for several vehicles. The dense hedgerow to the front of the property provides excellent natural screening from the country lane. At night the garden is enhanced by external lighting.

**DETACHED GARAGE AND WORKSHOP** This building offers scope for alternative uses including a home office or gym.

### **Rear Garden**

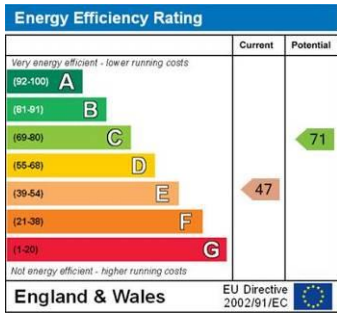
The wrap around gardens are a delightful feature of the property being south facing and directly backing onto woodland. Principally laid to lawn on different gradients the garden can be divided into separate areas and could easily reinstate the productive vegetable garden it once had. The woodland creates an excellent backdrop and degree of seclusion to the property together with panelled fencing and well established shrub and hedge borders adding colour and interest throughout the seasons whilst dispersed throughout the garden are a number of mature specimen trees including: willow, Scotts pine, silver birches and magnolias to name just a few and not forgetting the large rhododendron shrub that provides a majestic splash of colour when in bloom. There are both external power and water connections. Throughout the garden are several sheds and a summer house. Directly behind the property is a paved sun terrace arranged over two levels and offers a sunny aspect from where to sit and enjoy the garden.



**COUNCIL TAX BAND. F**

**PRICE: £1,350,000. FREEHOLD**

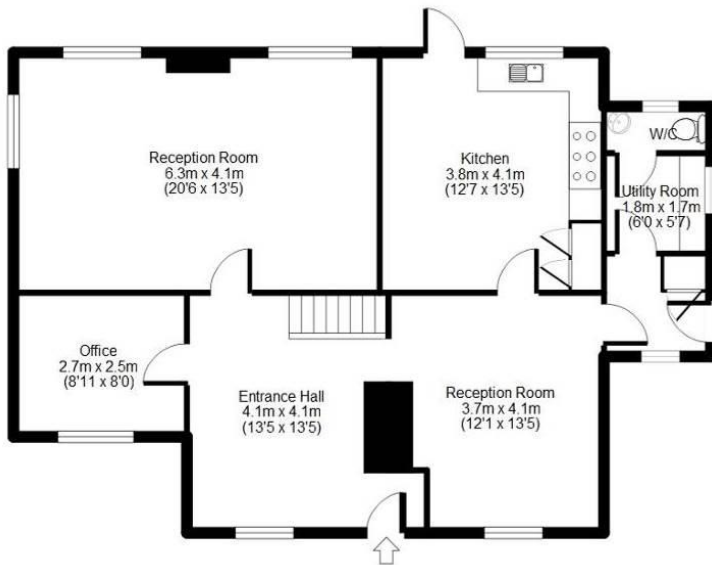
## Energy Performance Graph



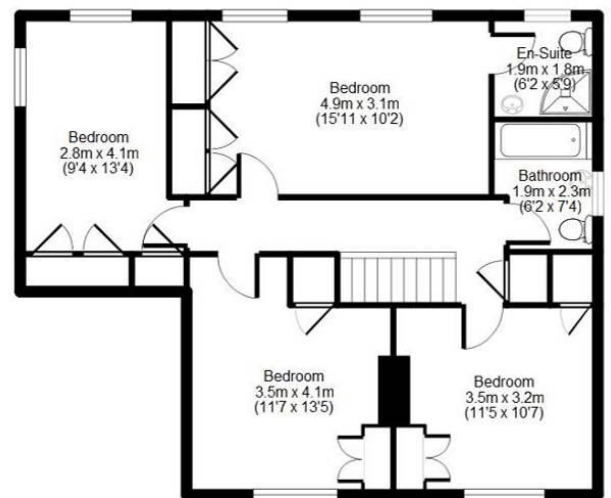
The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

## Floor Plans

These drawings are not to scale and should be used for observational purposes only



Ground Floor



First Floor

Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)



VIEWING: By appointment with Owners Sole Agents - please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

**Important Note One:** To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

**Important Note Two:** These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2661

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