

EST. 1984



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**ROYDON GREEN COTTAGE, HIGH STREET,
ROYDON, ESSEX, CM19 5EF**

STUNNING THIRD OF AN ACRE GROUNDS WITH HUGE POTENTIAL



Enjoying a prime position in the heart of the village overlooking the green, this mid 1930's detached cottage, offers the incoming purchaser enormous potential to increase the existing footprint, subject to the necessary approvals, and benefits from a variety of outbuildings, some dating back to the 1800's, which are steeped in history and offering a variety of options for alternative use, all of which are nestling within the truly stunning third acre grounds.

The cottage is rather quirky and oozes immense charm and character, with each room boasting a view of either the stunning rear garden or the village green. Roydon is a picturesque village and offers a range of amenities, including post office; a rare find these days, a convenience store and a highly regarded infants' school. The commuter can be in London's Liverpool Street in a little over 30 minutes from the British Rail Station. The recreation field hosts numerous sporting pursuits, and the surrounding countryside and riverside pathways offer idyllic walks. The church bells are often heard ringing and just add to the enchantment of a quintessential village location.

For those purchasers seeking a character home with enormous potential occupying generous sized gardens an early viewing is essential.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL WITH ORIGINAL 1930'S CHARACTER DOORS**
- *KITCHEN WITH BUILT IN PANTRY**
- *DINING/MORNING ROOM WITH VILLAGE GREEN VIEWS**
- *DUAL ASPECT SITTING ROOM**
- *BOOT ROOM* *REAR LOBBY AND CLOAKROOM**
- *PRINCIPAL BEDROOM WITH WALK IN WARDROBE**
- *TWO FURTHER DOUBLE BEDROOMS**
- *FAMILY SHOWER ROOM**
- *GAS CENTRAL HEATING**
- *HANDMADE WOODEN DOUBLE-GLAZED WINDOWS**
- *THE PROPERTY BENEFITS FROM GIGACLEAR FIBRE INTERNET**
- *STUNNING GARDENS SET IN A THIRD OF AN ACRE**
- *DRIVEWAY PROVIDING AMPLE PARKING FOR SEVERAL VEHICLES**
- *STUDIO* *OUTBUILDINGS OFFERING A VARIETY OF OPTIONS FOR ALTERNATIVE USE**

Beneath the natural flowering climber and ivy archway to the entrance is the panelled front door with large bullion glazed window affording access to the:

RECEPTION HALL Multi pane window to one side and fitted bespoke storage cupboards with sliding doors below. Central staircase with wooden handrails either side lead to the first-floor landing. Decorative wooden cover encases the radiator and there is a Hive wall mounted central control unit. The ceiling is coved, 1930's style panelled door leads to the sitting room with a further door affording access to the:

BRIGHT AND SPACIOUS DINING/MORNING ROOM 10'10 x 10'9 With delightful dual aspect views over the village green and front gardens. Solid oak wooden flooring and coved ceiling. Feature fireplace with electric log burning effect fire. The wide square opening leads into the:



KITCHEN 14'10 x 8'1 The window overlooks the rear garden and the multi paned glazed door leads into the boot room. Partly tiled in quality wall ceramics to compliment the fitted wall and base units which have ample working surfaces over and incorporate the stainless-steel single drain sink unit with mixer tap and cupboard below, there is space for the washing machine, tumble drier and dishwasher, these appliances would be remaining together with the Rangemaster cooker with stainless steel illuminated extractor hood above. One of the built-in cupboards conceals the gas central heating boiler. The floor is laid in engineered oak. The built in pantry cupboard has light connected and shelving, whilst a further door opens to a deep walk in under stairs storage cupboard shelved for storage with light connected and has a wooden floor covering with further storage cupboard above, adjacent cupboard housing the water cylinder tank with shelf and further storage cupboard above, panelled doors lead into the:



DUAL ASPECT SITTING ROOM 23'10 x 11'2 With views over the green and wide multi paned casement doors leading to a decked terrace. Feature fireplace with decorative inlay and matching mantel and hearth, fitted with a working wood burner. Ornate coving and reinstated picture rail add features to the room, a second panelled door returns to the reception hall with another door leading to the:



REAR LOBBY AND CLOAKROOM Part glazed door lead to steps giving access to the rear garden, radiator and opening to the cloakroom with obscure glazed window to rear, suite comprising wash hand basin with cupboard below, low flush w.c. high level shelving with decorative cast iron brackets.

BOOTROOM 6'1 x 4'5 Stable style panelled door to front and part glazed door to the rear garden flanked by a multi paned window to the side with coat and boot storage area.

FIRST FLOOR LANDING With access to the loft. 1930's style panelled doors to the bedrooms and bathroom, further door leading to the:



PRINCIPAL BEDROOM 19' x 11' Bright and airy dual aspect room with coved ceiling and door leading to the walk-in wardrobe with light connected.

SECOND BEDROOM 10'9 x 10'1 (not taking into consideration the recess for wardrobe) Boasting the best view over the village green. The ceiling in this room is coved.



THIRD BEDROOM 8'1 x 7'1 Oriel bay window with side garden aspect. Coved ceiling and media connections.

FAMILY SHOWER ROOM 8'10 x 5'4 Obscure glazed window to rear. Tiled shower unit with sliding doors and electric shower unit. Wash hand basin with cupboard below and wooden cabinet with mirrored doors above. Low flush w.c. Spot lighting and heated towel rail.



EXTERIOR



Front Garden

Situated on the village green, standing between two other properties and occupying a double width plot the property is approached via a brick wall, with open access where wrought iron gates can easily be reinstated and affords access to an exceptionally wide gravelled driveway allowing ample parking for several vehicles. Reclaimed wooden sleepers retain the wide well stocked borders, dense hedgerow provides excellent screening and privacy. Picket fencing and a matching gateway to the side of the cottage leads to the:

Rear Garden

The rear gardens really have a wow factor and are unintentionally themed, flowing seamlessly into one another connected by shingle paths. Directly behind the cottage is a courtyard setting with a mixture of textures including stone and large paving slabs with a wooden arbour, lending itself to support various climbing plants including wisteria and rose. To one corner is the decorated caravan and wooden bar, a project during Covid times, the current owners are happy to leave these structures, adjacent is a paved terrace with red brick border offering a shady spot for alfresco dining.

The formal part of the garden is principally lawned with wide mature borders stocked with an abundance of evergreens and flowering shrubs, all adding an excellent degree of seclusion. Dispersed throughout the garden are several apple trees each producing a different variety including cooking and russet. The majestic Ash tree does not have a tree preservation but is noted as a tree of interest and provides excellent shade on a sunny day. Tucked inconspicuously behind a mature yew tree is a superb Dunster House studio erected just two years ago with double doors, windows, hard wired internet, light and power connected. Concealed behind the studio is a heated greenhouse again with lighting connected. Low box hedging provides a natural division with stone pathway leading to the rose and wildflower walled garden, a haven for wildlife and bees with specialist specimen flowers too numerous to individually mention, there is also a traditional glass house.

The green painted door at the end of the walled garden leads to the potting shed, which in turn leads to the secret garden, a real surprise, walled and panelled fencing create privacy, there is a large fig tree which has taken over the courtyard that is mainly gravel laid. A row of individual outbuildings dating back to the 1800's we believe they were connected to the grounds of the Roydon House Estate before it was demolished. Each building has the original doors and Suffolk latches, as you step inside you feel the history attached, they are ripe for conversion with a variety of options for alternative use subject of course to the necessary consents, both light and power are connected.



COUNCIL TAX BAND: F

PRICE: OIEO £800,000. FREEHOLD

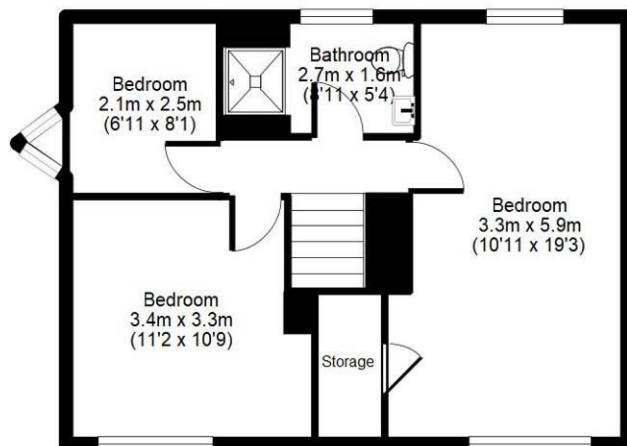
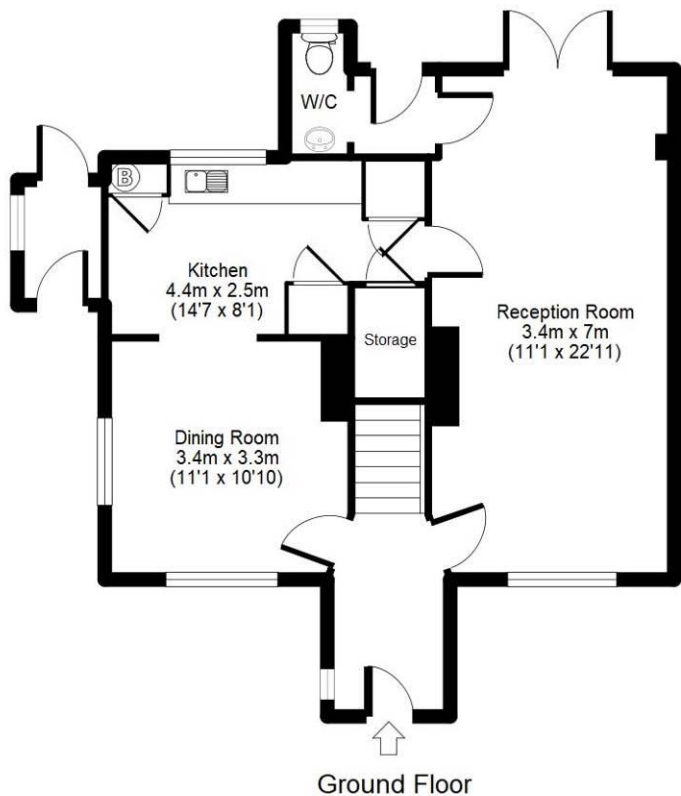
Energy Performance Graph

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92-100) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	56
England & Wales	EU Directive 2002/91/EC

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



Redress Scheme: - The Property Ombudsman -

www.tpos.co.uk



VIEWING: By appointment with owners agents -
Please contact: Jean Hennighan Properties -
telephone 01992 445055

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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. Det 2675

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