



The Howick & Brooker Partnership



Culverts, Eastwick, Hertfordshire CM20 2QX







## THE PROPERTY

An impressive, circa 1700, well balanced house over three levels and Grade II listed with English Heritage. Their reference to this interesting property records that various architectural features, include raking gable parapets, gable chimneys, rear stair turret, with winding staircase, fine Doric wooden door case, segmental arched flush box sash windows, chamfered ceiling beams and, a culvert which carries a brook under the property.

## THE ACCOMMODATION

The main entrance door opens into the main reception room of three. There is also a small study at the back of the house with a lobby and door leading to the garden. The kitchen is well designed and overlooks the pretty gardens as well. The winding staircase rises to the first-floor landing to three of the bedrooms and an attractive bathroom. On the second floor are three more rooms currently used as the principle suite with two more bedrooms and another fine bathroom. Outside is a purpose-built barn used as a garage and workshop, plus another store room houses the central heating boiler. Formal 'cottage gardens' to the front which feature the brook, this we believe, eventually runs down to the river Stort.

## THE LOCATION

In the centre of the small village of Eastwick, off the A.414 just NW of Harlow on the Hertfordshire/Essex borders. Harlow is about a mile away and other important towns within reasonable driving distance include Hertford, Hoddesdon, Sawbridgeworth and Bishops Stortford. There are many fascinating villages nearby as well, such as Gilston, High Wych, Hunsdon and Widford.

## RAIL, MOTORWAY, AIRPORT CONNECTIONS

Harlow Town station for London/Liverpool Street is a mile away, Junction 7 of the M.11 about 4 miles (another four from there for the M.25). The A.10 (Hertford junction) is a similar distance to the west London's third international airport at Stansted is about 12 miles away.

## LOCAL INTEREST

The story of "The Witches of Eastwick" is based here dating back to 1712 when Jane Wenham was accused of witchcraft. She was found guilty with some improbable evidence but was eventually released after the trial Judge appealed to Queen Anne for leniency.

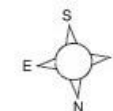


**Howick & Brooker**  
Partnership

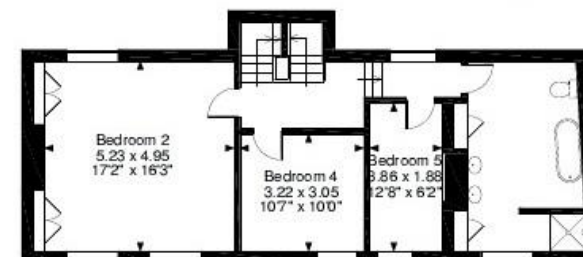
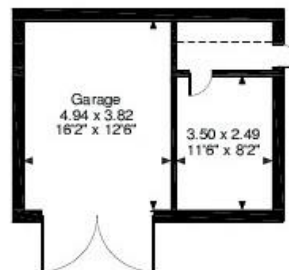
Gothic House, High Street,  
Old Harlow, Essex CM17 0DN



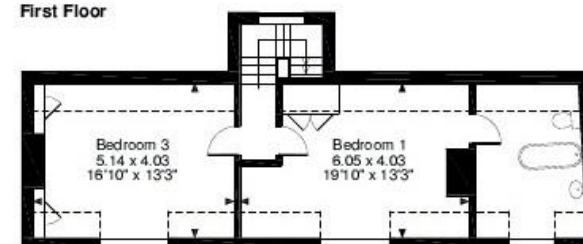
**Culverts Eastwick, Harlow**  
Approximate Gross Internal Area  
Main House = 2342 Sq Ft/218 Sq M  
Garage = 203 Sq Ft/19 Sq M  
External Room = 117 Sq Ft/11 Sq M  
Total = 2662 Sq Ft/248 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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**Culverts, Eastwick CM20 2QX**

**Price On Application**

'...A Stunning 17th Century Property Located  
In The Heart Of A Small Village...'

- Five Bedrooms • Three Receptions • Stunning Gardens
- Garage & Workshop • Village Setting • Grade II Listed

**01279 418888**

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