



White Stubbs Lane | Broxbourne | Hertfordshire |

FINE & COUNTRY



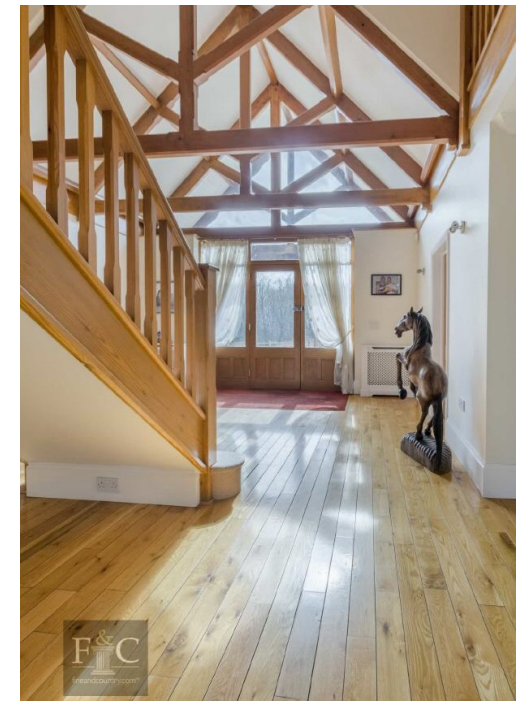
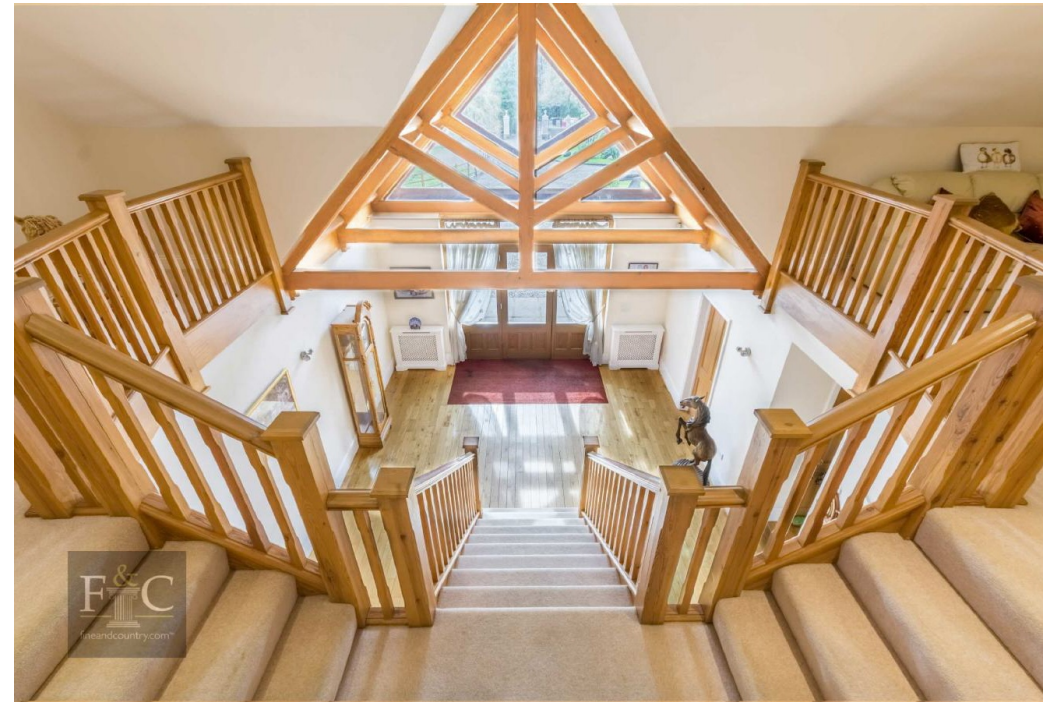


Step Inside

White Stubbs Manor

White Stubbs Manor is an individually designed family home, offering a vast wealth of accommodation with flexible layout. Perfect for modern day living. The entrance porch and large glazed door panel's give insight into what to expect from this ample property. The central reception hall, with fabulous oak staircase and vaulted beamed ceiling creates a great space and affords a stream of natural light that floods through the glass atrium. Directly off of the reception hall is the grand living room. Truly an incredible space measuring 38ft x 28ft and advantageously situated at the rear of the property and looking towards the garden. The living room leads directly into an open plan orangery, which the current vendors use this as a games and entertainment room. There are several additional reception rooms located on the ground floor, which can be used for a variety of functions. As a guide to use, the current owners have arranged these as a gym, a family room / playroom and a dining room. There is a well-appointed family kitchen enjoying views of the rear garden with direct access to a decked eating area via French doors. The kitchen is fitted with an extensive range of fitted units and integrated appliances around the central island, creating a great informal socialising space. Also located on the ground floor are two en-suited guest bedrooms, ideal for elderly relatives or live-in staff. Other features include utility room with direct access to the courtyard and guest cloak.

Access to the first floor is via the beautiful split staircase, offering dual access to the galleried first floor landing and informal seating area. The Master suite comes complete with his and hers' dressing rooms, large en-suite bathroom and private balcony overlooking the rear garden and countryside. There are four further bedrooms, two with en-suite, a family bathroom, separate dressing/store room and airing cupboard.







Step Outside

White Stubbs Manor

For the discerning executive to the busy family, White Stubbs Manor offers what you would hope to expect when you first approach a property of this standing. Set behind a private gated entrance, the long in and out driveway extends to approximately 300 yards and immediately sets the feel of being in keeping with this substantial property. Located in a sort-after and popular conservation area, the positioning of the house within the plot offers privacy and creates a feeling of exclusivity. Naturally benefitting from such a fabulous frontage, there is copious amounts of parking available in addition to the detached garage building, which is equipped with kitchen facilities, living accommodation above and planning permission to extend and convert the current use into a 2/3 bedroom house.

Other exterior features include; plenty of garden space, mainly laid to lawn, a large decked area and courtyard.

To the right hand side of the property, as you enter there are two paddocks measuring approximately 2.5 acres, with the overall plot (inclusive) approaching 5 acres.

Vendor note The vendor would consider the sale of further land and out-buildings to be sold by separate negotiations.



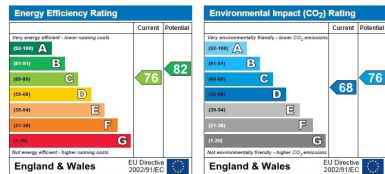
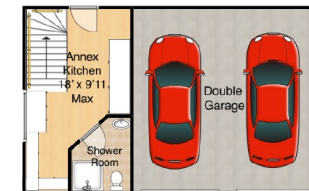


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This floorplan is for guidance only and may not be accurate. We have included the furnishings and floor coverings as a visual guide only and these items will not be included within the sale of the property unless otherwise agreed with the seller. All negotiations are subject to contract.



Detached Annex



Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 6002856 Registered Office: Shepherds Estate Agents Limited. Printed 37 High Street, Hoddesdon, Hertfordshire, EN11 8TA, England. Printed 20th March 2018

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