



**Oliver
Minton**
Sales & Lettings

**Old Farm House,
3 Farm Close, Roydon
CM19 5LW**

Occupying one of Roydon's most sought-after private roads in the very heart of the village, and formerly the farmhouse to Temple Farm, this impressive family home offers over 3,000 sq. ft of accommodation, together with a double garage, plenty of parking and beautifully landscaped gardens.

Roydon is a thriving community set around a traditional village green with amenities that include a Morrisons local store/post office, chemist, pubs/ restaurants plus a regarded local primary school. Ideal for commuting, Roydon main-line station is set on the Cambridge - Stansted Airport - Liverpool Street line, which can whisk you into the City in just over 30 minutes.





THE PROPERTY

This property has undergone an exemplary transformation, the inspiration of the current owners, now offering a stylish, meticulous design and versatile accommodation to suit modern everyday living.

The house benefits from bespoke hardwood double glazing and gas central heating throughout, together with engineered oak or tiled flooring, with under-floor heating to the principal ground floor rooms.

This residence has both family life and entertaining at its heart and from the front door, you are greeted by a welcoming hallway with a tiled floor and an attractive oak staircase with metal balustrades.

To the ground floor and the right-hand side of the hall, you will find a large, dual aspect study/playroom, with a walk-in box bay window overlooking the garden. A spacious guest bedroom/reception, complete with en-suite facilities, which the sellers currently use as a gym also sits to this side of the hall.

The owners do not have the necessity, however it would be very easy to utilise these rooms and create annex accommodation if so required.

Internal access to the garage can also be gained from here and a guest cloakroom/w.c. complete this side of the house.

To the opposite side of the hall there is a superb, efficient, and inspirational multi-functional living, dining and kitchen space.

Clever solutions enable divisions of separate, distinctive areas, providing a seamless transition and allowing for a more relaxed layout and a sociable entertaining space.



The spectacular kitchen offers generous dimensions and has a tailored range of shaker style wall, base and display cabinets in grey tones, complemented by granite worktops, matching up-risers and additional wood block surfaces. A wide breakfast bar comfortably seating three to four people, sub-divides the room. Integrated appliances include: dishwasher, wine cooler, twin high level ovens, one with a built-in microwave and a five ring induction hob with illuminated extractor above.

To one wall, custom made cabinets hide away the tall fridge and separate tall freezer, with storage drawers beneath and space for a wide screen television. A separate utility room leads off from the kitchen.



The dining area has ample space for a large table and chairs and is open plan to the family area, however a creative and concealed sliding wall can sub-divide this space should you wish to separate them.

The family area has a sunny westerly aspect overlooking the garden, and is filled with natural light from two sets of wide double doors and two roof lights.

Three wide double doors span the rear elevation, proving a seamless transition from indoors to outdoors.



The sitting room is adjacent and part open plan and provides a cosy, more intimate area. Snuggle up with a book by the ornate fireplace with marble hearth and inset wood burner.

FIRST FLOOR

Upstairs, the wide, part galleried landing gives access to all the bedroom accommodation.

The spacious, principal bedroom suite benefits from a separate dressing room and a sumptuous en-suite shower room.

A generous guest bedroom to the opposite side of the landing also has the benefit of en-suite facilities

There are two remaining double bedrooms on this floor, both overlooking the adjoining farm land and which share the family bathroom.

The luxurious family bathroom boasts a four-piece suite. A contemporary stand-alone bath, a double, walk-in shower with glazed screen, twin vanity wash hand basins and low flush w.c.



EXTERIOR

The beautifully landscaped bright and sunny garden is predominantly west facing, with a flagstone terrace to the immediate rear of the house. There is a further decked patio area, perfect for entertaining friends and family, with the remainder laid to lawn backed by mature trees and planting. A small stream runs through the garden and there is also a natural pond, with gated access, fenced off for safety. For the green fingered, there is also an enclosed vegetable plot with raised beds. There is pedestrian side access to one side of the house and a further wide side garden, with large timber garden shed and double gates opening to the front drive.

To the front of the house a wide driveway provides parking for several vehicles, which in turn leads to the garage.

The double garage has wide bi-folding doors. Power and light connected.







ACCOMMODATION

RECEPTION ROOM/PLAYROOM 4.74m to bay x 2.94m (15'6" to bay x 9'7")

GUEST BEDROOM/RECEPTION 4.90m max x 4.11m (16'0" max x 13'5")

EN-SUITE

KITCHEN/BREAKFAST/DINING ROOM
8.65m > 6.69m x 4.95 overall (28'4" > 21'11" x 16'2" overall)

FAMILY ROOM + SITTING ROOM 7.77m x 5.22 overall (25'5" x 17'1" overall)

PRINCIPAL BEDROOM SUITE 4.16m x 3.82m (13'7" x 12'6")

Plus wide entrance hallway. Dual aspect.

DRESSING ROOM 2.56m x 2.48m (8'4" x 8'1")

EN-SUITE SHOWER ROOM 2.80m x 2.4m (9'2" x 7'10")

BEDROOM 4.10m x 3.91m (13'5" x 12'9")
Plus entrance hallway 3.76m x 1.69m. Front aspect.

EN-SUITE SHOWER ROOM 2.28m x 1.99m (7'5" x 6'6")

BEDROOM 4.12m 2.96 + recess (13'6" 9'8" + recess)

Rear aspect.

BEDROOM 3.61m x 3.13m (11'10" x 10'3")

Rear aspect.

LUXURY BATHROOM 3.20m x 2.62m (10'5" x 8'7")

GARAGE 6.17m x 4.46m (20'2" x 14'7")



MORTGAGE ADVICE

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GROUND FLOOR
2037 sq.ft. (189.2 sq.m.) approx.



1ST FLOOR
1257 sq.ft. (116.8 sq.m.) approx.



TOTAL FLOOR AREA : 3294 sq.ft. (306.0 sq.m.) approx.

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Tenure: Freehold

Council Tax Band: G

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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