



**Oliver  
Minton**  
*Sales & Lettings*

**The Mill House, 9 Roydon Mill,  
Roydon**

**Essex CM19 5EJ**

**Price Guide £479,995**

- \* HIGHLY INDIVIDUAL HOUSE SET WITHIN THIS STYLISH MILL CONVERSION
- \* WONDERFUL RIVER VIEWS.
- \* PRIVATE FRONT DOOR
- \* BALCONY OVERLOOKING THE MILL STREAM
- \* SET OVER 4 FLOORS
- \* GARAGE
- \* RIVER WALKS AND COUNTRYSIDE ON THE DOOR-STEP
- \* VILLAGE AMENITIES AND MAIN-LINE STATION JUST A SHORT STROLL AWAY

This is a unique opportunity to own the only house that forms part of this Grade II Listed mill conversion. The property offers fabulous living space with stunning river views from all aspects, a private balcony off the living room, communal gardens to the rear and a GARAGE.

The beautifully presented accommodation in brief offers: Ground floor: Living room with balcony overlooking the gardens and millstream. 1st floor: Superbly fitted, modern kitchen / dining room. 2nd floor: Double bedroom and contemporary shower room. 3rd floor: Master bedroom with large dressing room.

Close to amenities and with excellent commuter links, the property sits adjacent to the Roydon Marina Village complex, an exclusive development overlooking its own private 32 acre lake and marina, restaurant, coffee house and is just a short stroll to the village centre and Roydon main-line station.





### Accommodation

Entrance door opening to:

### Living Room 6.88m x 3.33m (22'6" x 10'11")

Dual aspect with window to the front overlooking the river and double doors to the rear opening onto a private raised balcony set over the pretty millstream. Stairs rising to first floor. Oak floor. Three electric radiators. Under stairs cupboard. Double doors opening to:

### Spacious Balcony

Decked with attractive wrought iron balustrades. Sitting in a slightly elevated position, over the millstream, this is a fabulous spot to sit and enjoy the peaceful surroundings and views over the communal gardens, just throw open the doors in the warmer weather, ideal for a coffee and the papers in the mornings or al-fresco dining.

### First Floor

Large landing with window to the front overlooking the River Stort. Stairs ring to second floor. Oak flooring. Door to:







### **Kitchen / Dining Room 4.70m x 3.49m (15'5" x 11'5")**

Fitted with a modern range of high gloss wall, base and larder units with deep soft-close drawers and kick-plate LED lighting. Complementary work surfaces over with inset 'Franke' one and a half bowl stainless steel sink with brushed steel splash-back. Fully integrated appliances to include: Washing machine, dishwasher, electric oven/grill and combination microwave oven. Four ring ceramic hob with brushed steel splash-back and illuminated extractor canopy over. Ample space for dining table and chairs. Oak flooring. Wall mounted electric radiator. Window to rear overlooking the gardens and millstream

### **Second Floor**

Another large and spacious landing with window to front aspect. Airing cupboard. Stairs up to third floor. Doors off to bedroom and shower room.

### **Bedroom 3.64m x 2.99m (11'11" x 9'9")**

Window to rear aspect. Oak flooring. Electric radiator. Built-in sliding double door wardrobe cupboards.

### **Modern Shower Room**

Double size shower cubicle with large 'rainfall' shower head and glazed screen door. Low level w.c with concealed cistern. Vanity wash hand basin with cupboard below. Recessed shelving. Large mirror to one wall with the remainder fully tiled. Wood laminate floor with built-in LED lighting. Chrome heated towel rail. Extractor fan.

### **Third Floor**

Landing with high recessed 'niche' that has access via ladder that has a window to the front aspect overlooking the river. Loft hatch; loft is insulated, boarded with a pull-down ladder. Large built-in sliding door wardrobe cupboard. Oak flooring. Door to:

### **Bedroom 3.73m x 2.72m (12'2" x 8'11")**

Twin 'Velux' windows to rear aspect. Oak flooring. electric radiator. Bi-folding doors opening to:

### **Walk- In Dressing Room 2.11m x 1.95m (6'11" x 6'4")**

Accessed from bedroom. Skylight window. Light connected.

### **Exterior**

The property enjoys the use of the pretty communal gardens to the rear of the building.

### **Garage**

With up and over door, accessed via driveway to the side of the property. It is the first garage on the right hand side.

### **AGENTS NOTE:**

Lease: 999 years from 24th March 1985

960 years remaining

Service charges to include buildings insurance £150.00 per month

Roydon Mill Management Company is made up of the 9 owners/residents who self manage the building.

### **SERVICES**

The entire outside of the property has been recently redecorated.

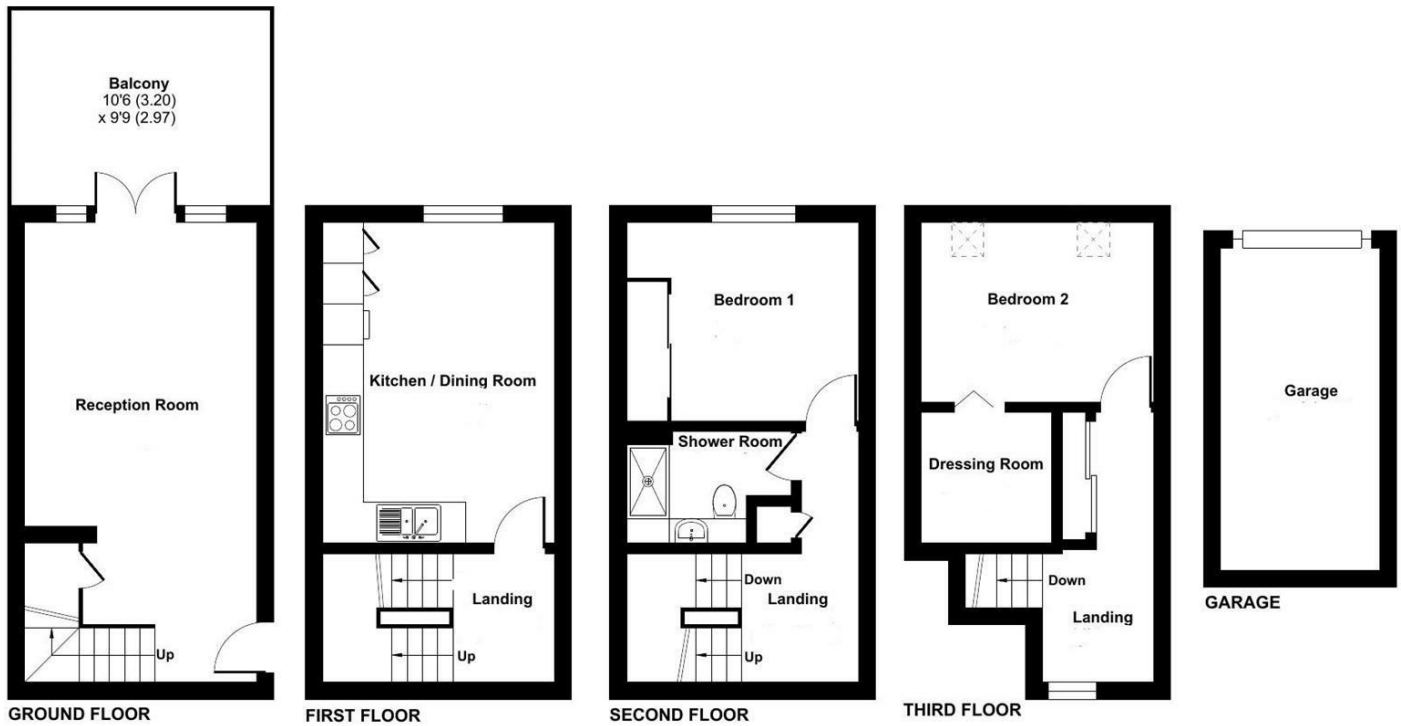
Mains services connected. Electric heating (no gas) Mains water and drainage.





Approximate area: 1156.8 sq ft (107.5 sq m) not including garage

For illustration purposes: Not to scale.



**Tenure: Share of Freehold**

**Council Tax Band: E**

**Viewing Arrangements:**

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

**01920 412600**

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