



**Oliver  
Minton**  
*Sales & Lettings*

**Plot 2, Hill Farm, Hamlet Hill,  
Roydon**

**Essex CM19 5LD**

**Price Guide £1,475,000**

**BRAND NEW FAMILY HOME:** An attractive and traditionally styled brand new five bedroom detached house that is set within a generous plot, with amazing views over surrounding countryside to the rear aspect. This is a small and exclusive gated development of just two individual homes, finished to the highest of standards

Plot 2, Hill Farm enjoys a prime position and is conveniently situated in a semi-rural location within a short drive of Roydon Village, which has a Morrisons Local/Post Office, Pharmacy, a regarded village primary school and main-line station. There are a variety of lovely restaurants and country pubs nearby.

The larger towns of Hoddesdon and Harlow feature a diverse range of shops, restaurants, pubs, leisure facilities, supermarkets and offer a further choice of train stations, together with Broxbourne, all giving a fast and regular service to London Liverpool Street.







## The House

An attractive and traditionally styled brand new five bedroom detached house, set within a generous and mature plot. This highly exclusive location is accessed via a gated drive, enabling the property to be laid back and hidden from the road.

Plot 2, Hill Farm enjoys a prime position within this prestigious build of just two detached homes, built to an exceptionally high standard with quality finishes and attention to detail throughout.

The property combines a host of features, such as under floor heating throughout the ground floor, porcelain floor tiling, solid oak panel doors and oak and glass staircase, an energy efficient air source heat pump alongside modern creature comforts such as luxurious sanitary ware, media points and USB double charger points throughout. The result is a handsome and stylish home, perfectly equipped for modern-day family living.



## The Accommodation

The property is entered via the front door, which opens into a spacious and welcoming entrance hall. High quality porcelain tiled flooring extends from the entrance hall and through to the kitchen/breakfast/family room and guest cloakroom.

To one side of the property, there is a spectacular, triple aspect, open plan kitchen/dining/garden room which forms the heart of the home. The hand crafted, luxury kitchen by 'Regent St. James' is painted in soft grey hues with clever storage solutions, including larder and display units, that make this kitchen not only stunning, but most practical. Comprising of a very fine quality range of base cupboards, drawers and matching wall cabinets, attractive quartz worktops run throughout. At the centre of the room is a large island unit with matching quartz top. Twin enamel sinks feature with a signature "Kettle" boiling water tap and mixer plus appliances that include a dishwasher, wine cooler, an American style refrigerator/freezer, twin ovens and five ring ceramic hob with extractor over.



The stunning dining/ family/garden room is light, bright and airy, with two sets of bi-folding doors opening up to the garden terrace which spans the full width of the house. A fantastic entertainment area or indeed just plenty of space for a growing family.

The kitchen is complemented by a useful and well-equipped utility/room with matching wall, base and tall storage cupboards. Concealed boiler and hot water cylinder. Butler sink, integrated washing machine, tumble dryer and door giving access to the rear garden.



There are two further reception rooms, including a large living room with a feature open fireplace with granite hearth and wide bi-folding doors to the garden terrace and an additional reception room which would make an ideal playroom, t.v room or a work-from-home office.

The first floor comprises no less than five generous bedrooms, with both the principal bedroom and bedroom two served by high specification en-suites, wide double doors and Juliette balconies, offering views over the gardens and an amazing vista to the rear of undulating countryside.

The beautifully appointed family bathroom has a stand alone bath tub, complemented by a contemporary suite including a large walk-in shower with glazed screen.

## Exterior

The house is approached via a driveway that leads to a secure gated access, leading to just the two houses, built by the same developer. The boundaries are well defined by way of post and rail fencing. The generous and highly secluded plot has a vast driveway providing parking for numerous vehicles. This in turn leads to a double cart shed with a pitch tiled roof, resin bonded floors and an adjoining covered portico. The generous, south facing rear garden is mainly laid to lawn, with a striking, raised, full width paved terrace across the entire rear of the house.

## The Rooms

### Spacious Entrance Hall

**Guest Cloakroom/ W.C. 3.79m x 1.94m (12'5" x 6'4")**







## Kitchen/Dining/Family/Garden Room

Stunning 'L' Shaped open plan space.

**Kitchen Area 5.61m x 4.95m (18'5" x 16'3")**

**Dining/Family Area 5.28m x 4.98m (17'4" x 16'4")**

**Garden Room Area 4.98m x 4.22m (16'4" x 13'10")**

**Utility Room 4.05m x 3.00m (13'3" x 9'10")**

**Living Room 9.02m x 4.56m (29'7" x 14'11")**

**Playroom/Study/T.V Room 4.55m x 2.54m (14'11" x 8'3")**



## First Floor

**Principal Bedroom 6.20m >4.43m x 4.15m (20'4" >14'6" x 13'7")**

### En-Suite

**Bedroom Two 5.35m x 4.97m (17'6" x 16'3")**

### En-Suite

**Bedroom Three 4.96m x 3.37m (16'3" x 11'0")**

**Bedroom Four 4.57m x 3.80m (14'11" x 12'5")**

**Bedroom Five 4.17m x 2.72m (13'8" x 8'11")**

**Family Bathroom 3.67m x 1.86m (12'0" x 6'1")**



## Services

Air source heat pump provides domestic heating and hot water. Electricity connected. Main water/drainage. Broadband speeds can be checked at: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## Agents Note

Any communal areas such as the main drive, turning circle just outside the gates and the electronically operated, security gated access etc. will be the shared responsibility of the two houses, by arrangement.

We are advised by the developer that the council tax band has been allocated to BAND G and that a 10 Year architecture Engineer warranty is in place.









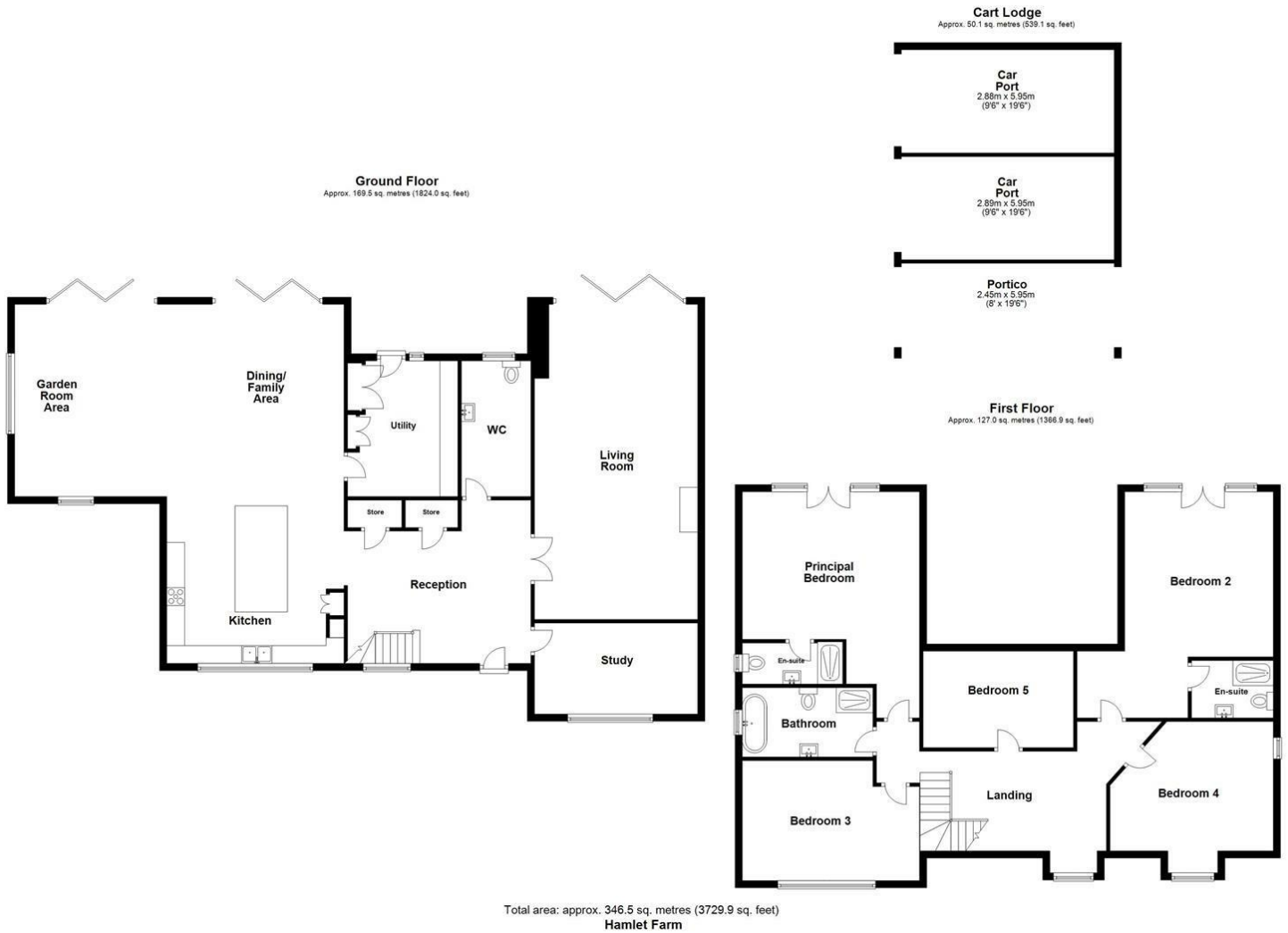






## MORTGAGE ADVICE

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**Tenure:** Freehold

**Council Tax Band:** G

**Viewing Arrangements:**  
Strictly by appointment

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Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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