



**Oliver  
Minton**  
*Sales & Lettings*

**13 The Granary,  
Roydon**

**CM19 5EL**

**Price Guide £1,150,000**

Occupying a prime residential position within one of Roydon's premier locations, this superb six bedroom detached family home offers an exceptional combination of space and modern living.

Spanning just over an impressive 2840sq. ft. of accommodation and sitting on a generous plot within The Granary, this home is perfectly designed for both family life and entertaining.







### Location

Village amenities are just a short walk away and the commuter can be in London Liverpool Street Station in a little over 30 minutes from the main-line station. Surrounded by countryside and lovely riverside walks, there is a quintessential village green and a well-used recreation field and tennis club. The High Street provides a 'Morrisons' convenience store/post office and a chemist/pharmacy.

### The Property

The current owners entered into a programme of improvements during their ownership to enhance both the aesthetics and eco-friendly credentials of this house. These include the installation of Solar PV (solar panels) Battery Storage and EV charging point for electric cars. There is an App based controlled system, allowing complete automated control from your smartphone, bringing this property up to an 'A' energy efficiency rating. There is Upvc double glazing throughout and gas fired central heating to radiators.





## The Accommodation

The front door opens into a spacious reception hall where you immediately get a sense of the space and natural light which features throughout. All the ground floor rooms radiate off from here. Built-in storage allows plenty of space to store your coats and shoes.

### Sitting Room 8.59m x 4.40m > 3.15m (28'2" x 14'5" > 10'4")

The spacious, dual aspect sitting room features an attractive polished stone fire surround with granite hearth that houses a modern log gas fire. This room is very spacious and can be a multi-functioning space, or even sub-divided, depending on a buyer's needs.

### Garden Room 4.46m x 3.52m (14'7" x 11'6")

From here, wide bi-folding doors lead seamlessly into the garden room, a super addition to the property, with windows to two sides, a fabulous full length lantern style glazed roof and bi-folding doors opening to the terrace.

### Kitchen/Dining/Family Room 8.61m x 4.78m > 3.54m (28'2" x 15'8" > 11'7")

The expansive kitchen/dining/family room is undoubtedly the heart of the home, offering a superb open-plan space. The kitchen is beautifully appointed with granite worktops and an extensive range of modern, high gloss units. A one and a half bowl sink has a wide double glazed window above, overlooking the garden. Appliances include a six-ring 'Professional FX' range style oven with brushed steel splashback and matching illuminated extractor fan. A free-standing dishwasher will also remain. A central breakfast bar, that can accommodate four seats with ease, adds both practicality and style. The adjoining family area features plenty of space for a dining table and comfortable seating, with a window to the front aspect.

### Utility Room 2.85m x 2.09m (9'4" x 6'10")

A well-equipped utility room provides further functionality, with ample storage and a washing machine and tumble dryer included with a door leading out to the garden.

### Shower Room

Adjacent and completing the ground floor is a spacious, contemporary shower room with a vanity wash hand basin and low flush w.c. The large step-in shower has a glazed screen. (The shower head is presently disconnected, however can easily be re-instated)







## First Floor

The first floor offers equally impressive accommodation, beginning with a truly spacious landing. From here there is a staircase up to the second floor and doors leading to four of the bedrooms on offer and the family bathroom. There is a double glazed window to the rear and a large, recessed airing cupboard.

## Bedrooms

All four bedrooms on this floor are generous doubles with the principal bedroom having a comprehensive range of built-in bedroom furniture and an en-suite shower room, complete with a walk-in shower and premium fixtures.

### Principal Bedroom 4.23m x 3.52m (13'10" x 11'6")

Plus en-suite.

### Bedroom Two 3.78m x 3.36m (12'4" x 11'0")

### Bedroom Three 3.50m x 3.20m (11'5" x 10'5")

### Bedroom Four 3.58m x 3.23 (11'8" x 10'7")

## Family Bathroom

A beautifully finished family bathroom serves the remaining rooms.



## Second Floor

The second floor reveals a further two, well-proportioned bedrooms, both with eaves storage areas. Although on the top floor, both have very good head height.

### Bedroom Five 4.56m x 3.52m (14'11" x 11'6")

Bedroom five has 'Velux' style windows to the rear and its own contemporary en-suite shower room.

## Bedroom Six

Bedroom six is very light and airy, benefitting from floor to ceiling 'Velux' glazing to one wall with one side opening to full length. This gives access to an enclosed balcony with glass balustrades, offering far reaching views of the surrounding countryside and beyond. Door opens to a large, recessed walk-in cupboard that was formally another en-suite. The radiator remains and the plumbing is still in situ, should a new owner wish to re-instate it as a shower room.











## Exterior

The house enjoys a wide frontage with a garden that is mainly laid to lawn. There is brick paved driveway with parking for two vehicles in front of the double width garage.

## Additional Parking

There is also a parcel of land directly opposite the house which also belongs to this property. It has been fenced and block paved, providing three additional parking spaces.

## Garage 5.30m x 5.03m > 2.25m (17'4" x 16'6" > 7'4")

Originally a double garage a portion of the right-hand side has been utilised to create the space for the downstairs shower room. With twin electronically operated doors, the garage is still a practical size for a large single vehicle and also provides ample storage or workshop space. There is a window to the rear aspect and personal door to the rear garden.

## Rear Garden 21.34m x 15.24m approx (70' x 50' approx)

Enjoying a high degree of privacy by way of natural screening provided by mature planting and trees, this is a fantastic space for the family to enjoy. If you like entertaining and enjoy a party, this house and garden are just perfect! An Indian sandstone terrace runs the full width of the house and there is a fabulous, heated swimming pool which can be used all year. An attractive, modern pergola can be moved to suit wherever a new owner feels it's best placed. The remainder of the garden is mainly laid to lawn and there are also three timber garden stores and a greenhouse. Gated side access leads to the front of the property.

## Heated Swimming Pool 9.14m x 3.05m (30' x 10')

4ft deep with a non slip textured liner. Heated by a separate air source heat pump, the pool also benefits from an electronically operated all weather 'walk-on' safety cover. The 'Robot' pool cleaner will also be included in the sale.

## Services

All mains services connected. Gas fired central heating via radiators.

Swimming pool heated by separate air source heat pump.

Solar Panels.

EV charger for car.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>







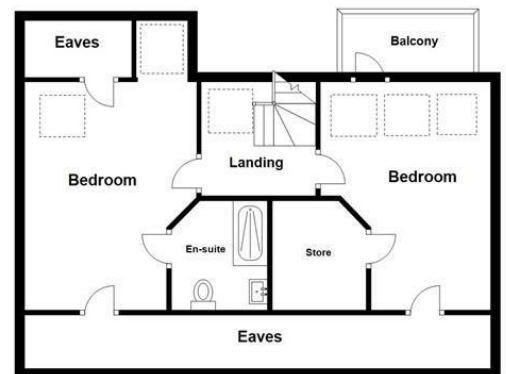
**Ground Floor**  
Approx. 134.7 sq. metres (1450.1 sq. feet)



**First Floor**  
Approx. 83.4 sq. metres (897.2 sq. feet)



**Second Floor**  
Approx. 45.8 sq. metres (493.0 sq. feet)



Total area: approx. 263.9 sq. metres (2840.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

**The Granary**

## MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 412600. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

**Tenure:** Freehold

**Council Tax Band:** G

**Viewing Arrangements:**

Strictly by appointment

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

**01920 412600**

**Email:** sales@oliverminton.com

**View all our properties at [www.oliverminton.com](http://www.oliverminton.com)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	96	96
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.