



**Oliver  
Minton**  
*Sales & Lettings*

**Roydon Green Cottage, 154 High Street,  
Roydon**

**CM19 5EF**

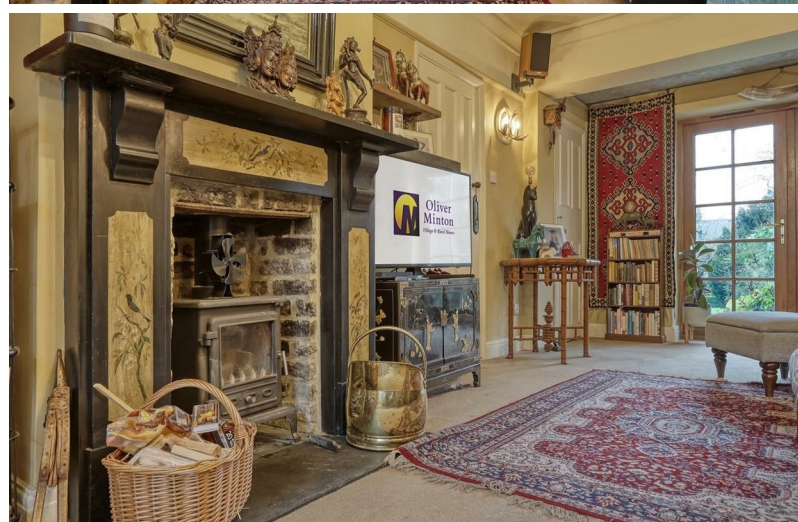
**Price Guide £765,000**

This is a rare opportunity to acquire this beautiful and charming home situated in a prime village location, offering an exceptional blend of character, combined with modern day comforts.

Roydon Green Cottage is set within beautiful mature gardens spanning approximately a third of an acre, offering a sense of privacy and tranquillity, overlooking the pretty village green.



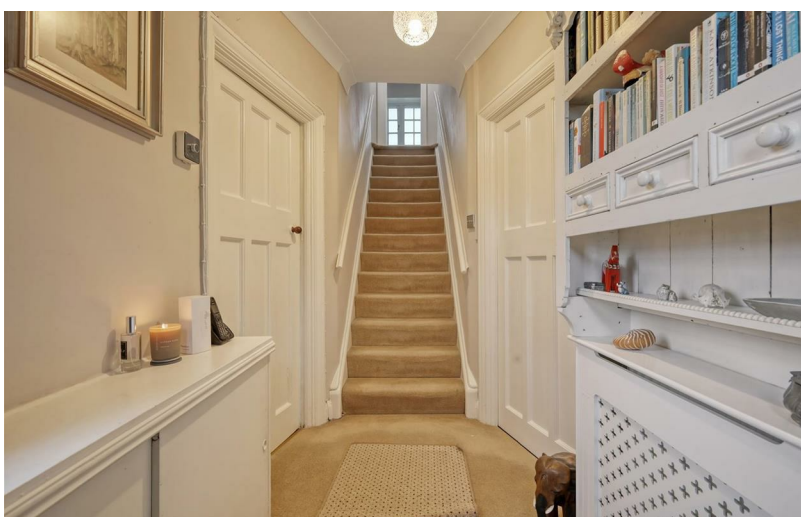




## Location

Roydon is a highly sought after commuter village set on the Hertfordshire/Essex border which boasts plenty of village amenities. The pretty village green is bordered by attractive period homes, of which Roydon Green Cottage is one. A small High Street runs through the village, offering a convenience store/post office, chemist, two pubs/restaurants, a regarded Primary School and a main-line station. There is also a well-used recreation field and tennis club, open countryside on your doorstep and beautiful walks along the River Stort towpath. The property is ideally located, just a short distance from Roydon train station serving London Liverpool Street in approximately 33 minutes and Stratford in around 40 minutes. Services to Tottenham Hale can take as little as 16 minutes providing a fast connection to the Victoria Line Underground. Services to Bishops Stortford for connections to London Stansted Airport take around 18 minutes and an hourly service to Cambridge takes approximately 55 minutes. The M11, M25 and the A10 are also within a comfortable distance for travel by road.





## The Property

This attractive cottage was built in the mid 1930's and still retains many features of the period, including the lovely, high handle doors throughout most of the house. The current owners have thoughtfully improved the property during their ownership, including the installation of bespoke double glazing that retains the integrity of the property's era. Full gas fired central heating also features throughout. The home has been further enhanced by ample driveway parking for several vehicles, providing both convenience and practicality.

The stunning gardens measure around a third of an acre and are a stand-out feature, providing a wonderful balance of privacy and fabulous outdoor space. Full of interest, with well-tended lawns, interspersed with various seating areas, mature trees and an abundance of planting provide colour and interest throughout the year. Additionally, the property features a substantial summerhouse, that can have a variety of uses and currently utilised as a 'home office' and workspace.

Follow the garden path and it will lead you to the vegetable plot and the historic brick built 'potting sheds' beyond. Proceed through a door and you emerge in the 'secret garden'. It feels very private, secluded and peaceful here and these buildings, believed to date back to the 1800's, offer significant potential for development (subject to the usual planning permissions)

## Accommodation

Arranged over two floors, the property provides a well-balanced layout providing both comfort and functionality.

There is a traditional entrance hall with fitted cupboards for storage and a covered radiator. Stairs rise to the first floor.

### Sitting Room 7.02m x 3.45 (23'0" x 11'3")

The dual aspect, front to back sitting room sits off to the right and offers views over the village green to the front and double doors to the rear opening to the raised terrace. A most attractive fireplace with decorative tiled slips and inset wood burning stove, give this room a warm and inviting feel.

### Rear Lobby

From the sitting room, a door leads through to a rear lobby area with a radiator and tiled floor. A door gives access to outside and further door leads to a ground floor w.c.





### Guest Cloakroom/W.C

The guest cloakroom comprises of a low flush w.c., vanity wash hand basin with storage below, electric heater and tiled floor.

### Dining Room 3.22m x 3.20m (10'6" x 10'5")

Across to the other side of the hall, you can find the dining room, which is part open plan to the kitchen. Another lovely light and bright room with dual aspect windows and engineered oak flooring.

### Kitchen 4.44m max x 2.46m (14'6" max x 8'0")

Narrowing to one end. The country style kitchen is fitted with a range of wall and base cabinets, complemented by over counter work surfaces and an inset stainless steel sink and drainer with tiled splash-backs. Free- standing appliances are included in the sale and comprise: 'Rangemaster' range style cooker with brushed steel splash-back and matching illuminated extractor canopy, washing machine, tumble dryer and dishwasher. The tall larder unit conceals the wall mounted gas fired boiler. The recessed pantry has light connected and built-in shelving. An additional cupboard houses the hot water cylinder. Engineered oak flooring also features in this room. A door leads to a small lobby/boot room with a door giving access to the garden.

### First Floor

Landing with doors off to bedrooms and family bathroom.

### Principal Bedroom 5.84m x 3.21m max (19'1" x 10'6" max)

Double glazed windows to front and rear, once again affording views over the village green and beautiful gardens to the rear. Two radiators. Deep walk-in wardrobe cupboard with light connected.

### Bedroom Two 3.30m x 3.29m (10'9" x 10'9")

Double glazed window to front aspect. Radiator.

### Bedroom Three 2.51m x 2.13m (8'2" x 6'11")

Oriel bay window to side. Radiator.

### Shower Room

Fitted with a modern white suite: Large walk-in shower cubicle with glazed screen, large rainfall shower head and hand held attachment. Low flush w.c. Vanity wash hand basin. Chrome heated towel rail.

### Exterior Buildings





## Detached Timber Summer House 5.81m x 2.83m (19'0" x 9'3")

Currently used as a home office this timber outbuilding has an insulated floor and roof, with power, light and internet connectivity.

## Historic Potting Sheds

Brick built, three adjoining, one measuring 3.51m x 1.86m (11'6" x 6'1") and 5.63m x 1.86m (18'5" x 6'1") (third unmeasured) Part of the grounds of the original 'Roydon Hall' which has since been demolished.

## Services

Mains services connected: Mains drainage, electricity and mains gas. Mains gas fired boiler. Gigaclear Fibre Optic Broadband: Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

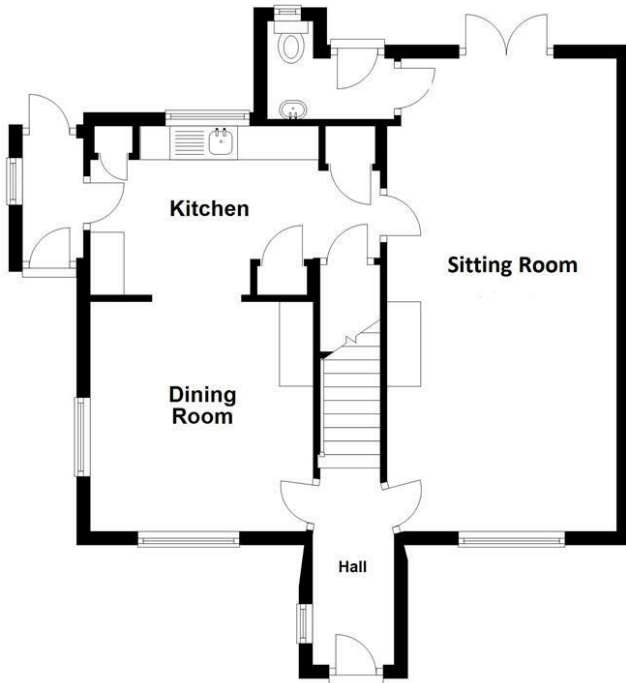


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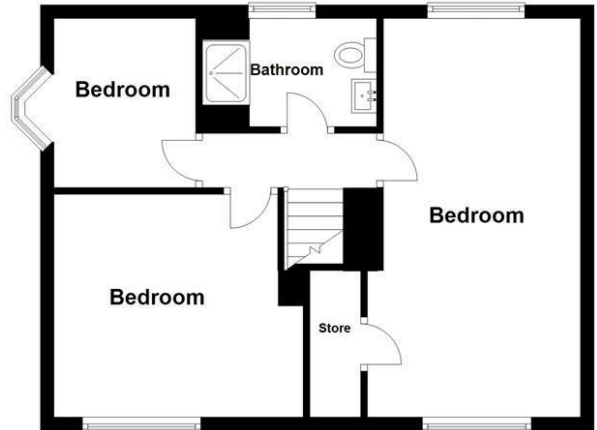
### Ground Floor

Approx. 56.7 sq. metres (610.0 sq. feet)



### First Floor

Approx. 46.8 sq. metres (503.6 sq. feet)



Total area: approx. 103.5 sq. metres (1113.6 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.

High Street

**Tenure:** Freehold

**Council Tax Band:** F

**Viewing Arrangements:**

Strictly by appointment

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

**01920 412600**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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	

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