



**Oliver
Minton**
Sales & Lettings

**Beale Oaken, Tylers Road,
Roydon**

CM19 5LG

Price Guide £2,200,000

SUPERBLY PRESENTED THROUGHOUT AND OFFERING ALMOST 4,500 SQ. FT OF BEAUTIFULLY PRESENTED LIVING ACCOMMODATION, THIS IS AN EXCITING OPPORTUNITY TO ACQUIRE A DETACHED FORMER FARMHOUSE SET IN JUST UNDER 3 ACRES WITH OUTBUILDINGS, OFFERING A POSSIBLE BUSINESS OPPORTUNITY OR DEVELOPMENT POTENTIAL.

* PLEASE BE ADVISED, THIS IS TO BE SOLD AS A WHOLE AND THE OWNERS DO NOT WISH TO ENTER INTO CONDITIONAL OFFERS THAT DEPEND ON ANY PLANNING PERMISSIONS RELATING TO THE PLOT AND OUTBUILDINGS *





LOCATION

Beale Oaken 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. (London Liverpool Street in just over 30 minutes)There are a variety of lovely restaurants and country pubs nearby.

The larger towns of Hoddesdon, Harlow and Epping (central line tube) feature a diverse range of shops, restaurants, pubs, leisure facilities, supermarkets and offer a further choice of train stations, together with Broxbourne, that give a fast and regular service into town.

Road links are excellent: A10 and access to junction 7 of the M11 linking to all major motorway networks, whilst for the international commuter, Stansted Airport is approximately 17 miles away.

There are a number of excellent state and private schools in the area including Haileybury, Bishop's Stortford College, Heath Mount and St Edmunds College, along with a variety of first-rate leisure facilities and a number of well-regarded golf clubs.



THE PROPERTY

Beale Oaken is a handsome, detached former farmhouse believed to date to approximately 1910, with later additions. The property has been in the same ownership for several decades and has been extended and improved during this time to provide a stunning family home with almost 4,500 sq feet of living space, private balcony, a generous plot approaching 3 acres and various outbuildings.

As one would hope, this beautiful property benefits from some great features indicative of the period, including large, classic windows allowing for plenty of natural light, high ceilings, picture rails and coved cornice to the original part of the house, attractive cast iron fireplaces, and wood panel doors throughout.

The accommodation spans three floors and in brief offers: Enclosed vestibule, spacious reception hall, guest cloakroom/w.c, drawing room, study, formal dining room, open plan kitchen/breakfast room and utility room. A later addition is the impressive formal living room, with doors opening to the gardens, which is perfect for large family gatherings or entertaining.

On the first floor, the principal bedroom enjoys the luxury of en-suite facilities and access to the roof terrace. Four additional double bedrooms are served by a family bathroom and a separate cloakroom.

The second floor comprises of two further generous size bedrooms which could be utilised in different ways, depending on a buyer's requirements.

EXTERIOR

The house is approached via a carriage driveway with parking for numerous vehicles leading to a double garage.

DETACHED GARAGE 6.30m x 5.75 (20'8" x 18'10")

Brick built under a pitch tiled roof. Up and over door. Power and light connected. There is a first floor space with a window fitted, however this has not been formally converted.

PLOT AND OUTBUILDINGS

The three acre plot spans out and is well hidden from view, opening up to reveal a collection of established outbuildings that include a large 60ft. long workshop with a head height of over 16ft, two Nissan huts and stables covering a combined area approaching 4,000sq/ft, with an added historic footprint extending the potential further. ** Please be advised that asbestos has been used in the construction of one of the outbuildings.

The site features independent gated access off Tylers Road. This area of the land could lend itself to a huge variety of uses. It opens up the possibility of private equestrian use, smallholding or business use, or may have the potential for residential-development, subject to obtaining any necessary planning permissions. This would still leave a generous plot for the house should this route be taken.

ACCOMMODATION

Front door opening to:

VESTIBULE

Original door with panelling and glazed sidelights. Tiled floor.

RECEPTION HALL 4.69m x 4.42m (15'4" x 14'6")

'L' Shape. Traditional hall with turning staircase to first floor. Under stairs cupboard. Attractive tiled floor. Radiator.



GUEST CLOAKROOM

Low flush w.c. vanity wash hand basin. Chrome heated towel rail. Secondary glazed window. Tiled floor.

DRAWING ROOM 5.03m x 4.12m (16'6" x 13'6")

Secondary glazed window to front. Open fire, with beautiful cast iron surround with tiled hearth.

STUDY

Secondary glazed window to side. Corner, cast iron fireplace with tiled hearth. Radiator.

FORMAL DINING ROOM 5.04m x 4.36m (16'6" x 14'3")

Lovely light and bright room with large secondary glazed window to front aspect. Cast iron fireplace with attractive tiled slips and slate hearth. Radiator.

BREAKFAST ROOM 4.14m max x 5.39m max (13'6" max x 17'8" max)

Of irregular shape. red brick fireplace with open grate. Space for a comfy sofa and table and chairs. Window to side. Door to garden Tiled floor. Door to living room. Open plan to:

KITCHEN 5.66m x 3.98m > 2.17m (18'6" x 13'0" > 7'1")

Fitted with a range of wall and base cabinets with complementary work surface over. Inset double bowl sink and drainer. Built-in 'Bosch' oven with four ring ceramic hob above. Space for additional free standing cooker. Space and plumbing for dishwasher. Matching breakfast bar that seats three with ease. Built-in cupboard housing floor standing 'Grant' oil fired boiler. Tiled floor. Radiator. Two windows to side aspect.

UTILITY ROOM

Counter top and shelving. Space and plumbing for washing machine and tumble dryer. Space for large fridge freezer. Tiled floor. Door to outside.

LIVING ROOM 7.04m x 6.05m (23'1" x 19'10")

This room is a stunning later addition to the house, an excellent space for larger gatherings and entertaining. Triple aspect full height windows to two sides and wide double doors opening to the garden. Decorative fireplace with marble hearth and back plate. Two radiators. Wall lights.

FIRST FLOOR

Light, spacious landing with large secondary glazed window to rear. Radiator. Door to balcony.

PRINCIPAL BEDROOM 4.66m x 4.40m (15'3" x 14'5")

Range of built-in wardrobe cupboards to one wall. Full width windows with door opening to balcony. Door to:

EN-SUITE BATHROOM 4.75m x 3.75m > 2.81m (15'7" x 12'3" > 9'2")

Recessed panel enclosed bath. Separate shower with glazed door. Pedestal wash hand basin. Low flush w.c. Bidet. Radiator. Window to side.

BEDROOM 5.18m x 4.26m (16'11" x 13'11")

Secondary glazed window to front. Decorative cast iron fireplace with tiled hearth. Radiator.

BEDROOM 4.26m x 3.00m (13'11" x 9'10")

Secondary glazed window to front. Radiator.

BEDROOM 4.56m x 4.26m (14'11" x 13'11")

Secondary glazed window to front. Decorative cast iron fireplace with tiled hearth. Radiator.





BEDROOM 3.83m x 3.04m (12'6" x 9'11")

Secondary glazed window to side. Radiator.

LUXURY BATHROOM 3.15m x 2.34m (10'4" x 7'8")

Beautifully fitted with a ball & claw bath with mixer tap and hand held shower attachment. Pedestal wash hand basin. Low flush w.c. Large walk in shower with rain-fall shower head and glazed screen. Chrome heated towel rail. Complementary tiling to walls and floor. Door to airing cupboard.

SEPARATE CLOAKROOM

Low flush w.c. Vanity wash hand basin. Chrome heated towel rail. Tiled walls and floor. Secondary glazed window.

SECOND FLOOR

Doorway at the end of the first hall leads through to the principal suite and stairs rising to the second floor. There is also a door opening to the balcony here. There is a staircase rising to the second floor which has two generous rooms which can be used as bedrooms or utilised for other pastimes.

PLAYROOM/BEDROOM 5.25m x 3.55m (17'2" x 11'7")

High level windows. Built-in wardrobe cupboards. Eaves storage. Storage cupboard housing water softener. Door through to:

BEDROOM 3.55m x 3.40m (11'7" x 11'1")

High level windows. Radiator. Exposed ceiling timbers.

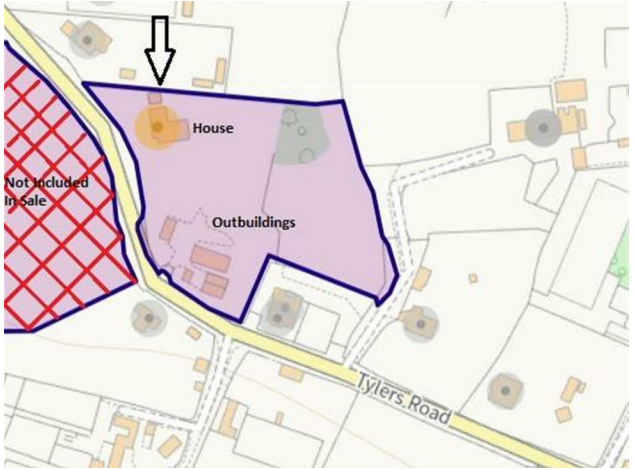
SERVICES

Mains services connected: Water, drainage and electricity. Oil fired central heating via radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

BOUNDARIES, PLANS AND AREAS

All planning enquiries should be made to the local planning authority – Epping Forest District Council. The plans on these sales particulars and the acreages quoted are strictly for identification and guidance only. They are based on Ordnance Survey plans and interested parties are reminded that the land is sold in accordance with the owners Land Registry Title plan/s and must satisfy themselves as to the boundaries and the quantity of land being purchased.







Tenure: Freehold

Council Tax Band: G

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) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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