



**Oliver
Minton**
Sales & Lettings

**Meadow View, Rear Of No. 54 High Street,
Roydon**

Essex CM19 5EA

Price Guide £865,000

Enviably located in the highly sought after village of Roydon, recently voted the best commuter village in 'The Telegraph', this highly individual, spacious, five bedroom property is tucked away in a quiet, tranquil spot, just behind the High Street.

This beautifully presented home gives little away from the outside, however backing neighbouring paddocks to the rear it offers a great sense of privacy for a growing family encompassing the perfect blend of village life and contemporary comfort, all within a short stroll to the station and a 33 minute train journey into the city.

The current owners have recently extended and upgraded the accommodation to offer an incoming buyer a fabulous ready-made family home, or multi-generational living space if required.





Location

Meadow View is perfectly placed for a peaceful lifestyle while remaining within easy reach of local amenities. Roydon village has a great community spirit that makes it a wonderful place to live.

There is a regarded primary school, Morrisons convenience store/post office, a pharmacy and two village pubs/restaurants. The village hall hosts a farmers market every second Saturday in the month and various other events and clubs. There is a recreation field and tennis club plus open countryside on your doorstep together with beautiful walks along the River Stort towpath and Roydon Marina.

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

The heart of the home is a large open-plan kitchen and informal dining area, ideal for modern family living and entertaining. The kitchen flows seamlessly into a generous dining space and onwards into a second reception room, with an offset 'nook' which is ideal as a study area or playroom. French doors from both these rooms lead directly out to the garden terrace, offering a delightful indoor-outdoor lifestyle.

The main living room is light and airy, being dual aspect and once again has doors opening onto the garden. The feature red brick open fireplace transforms this room into a warm, cosy space in the cooler weather, when the fire is lit.

There is also a guest cloakroom and separate utility room for added convenience.

The ground floor is also home to one of the five bedrooms and having en-suite facilities, makes it ideal for guests or single-level living.

Upstairs, the landing branches off to four further bedrooms, the principal having en-suite facilities and a spacious 'Jack and Jill' family bathroom with a deep bath, perfect for those long soaks. The first floor is also accessible via a spiral staircase from the dining area, adding a unique touch.



Accommodation

Front door opening to:

Reception Hall

Spacious hall with easy rise stairs to first floor. Radiator. To one side of the hall there is a guest cloakroom and door to the ground floor bedroom. The opposite side of the hall leads you through to the kitchen/dining room and living room.

Guest Cloakroom 2.37m max x 2.29m (7'9" max x 7'6")

Fitted with a low flush w.c., vanity wash hand basin and heated towel rail. Plenty of space for hanging space coats and shoes and further storage.

Ground Floor Bedroom 5.11m > 3.70m x 4.36m (16'9" > 12'1" x 14'3")

Double glazed window to front aspect. Radiator. Dressing area with built-in wardrobes. Door to:



En-Suite Shower Room

Modern Suite: Low level w.c with concealed cistern. Vanity wash hand basin set in counter top with cupboards below. Step-in shower cubicle with glazed screen. Heated towel rail. Double glazed frosted window.





Kitchen/Breakfast Room 6.25m x 6.12m (20'6" x 20'0")

Open plan space with modern wall, base and larder cabinets in a cream hue with complementary wood block work surfaces, Inset one and a half bowl sink and drainer with double glazed window above overlooking the garden. Freestanding 'Rangemaster' range style cooker to remain, with brushed steel illuminated extractor canopy over. Space and plumbing for dishwasher. Space for fridge/freezer. At the centre of the room is a large island unit with wine cooler and storage cupboards. A matching wood block top and overhang provides a breakfast bar capable of seating three or four people with ease. Tall cupboard houses recently installed 'Ideal' gas fired combination boiler. There is ample space for a large table and chairs and wide double doors opening to the garden provide the room with lots of natural light. A spiral staircase leads up to the first floor. Door to:

Reception Two 6.11m x 3.94m max (20'0" x 12'11" max)

Double glazed wide doors with full height sidelights give access to the garden. Radiator. Open plan to offset study/play area.

Study/Play Area 2.30m x 2.18 (7'6" x 7'1")

Cosy nook ideal as a playroom or study area.

Utility Room

Fitted with a range of base and tall larder units with complementary counter top and up-risers. Butler style sink. Space and plumbing for washing machine.

Living Room 6.16m x 4.21m (20'2" x 13'9")

Light and airy dual aspect room with double glazed window to front and wide sliding patio doors opening to the garden. Red brick fireplace with timber mantle housing an open fire. Two radiators.

First Floor

Landing from main staircase with deep storage cupboard. High level windows to side. Radiator.

Bedroom 3.61m x 3.17m (11'10" x 10'4")

Double glazed window to front. Built-in cupboards. Radiator.

Inner Hall

High level windows to side. Built-in cupboards. Doors off to bathroom and two further bedrooms.

Bedroom 3.15m x 2.92m (10'4" x 9'6")

Wide double glazed window to rear with lovely views over the paddock. Eaves storage cupboard. Radiator.

Bedroom 3.06m x 3.14m (10'0" x 10'3")

Double glazed window to rear with lovely views over the paddock. Eaves storage cupboard. Radiator.







Bathroom 3.57m x 2.38m (11'8" x 7'9")

Modern white suite: Deep panel enclosed bath. Pedestal wash hand basin. Low flush w.c. Chrome heated towel rail. Cupboard housing electric hot water cylinder, utilised for this bathroom only. Returning door to inner hall and door to second landing.

Second Landing

Accessed via the spiral staircase from the Kitchen/breakfast room. Deep recessed storage cupboard. Door to:

Principal Bedroom 7.09m x 3.48m (23'3" x 11'5")

Plus deep recess. Wide double glazed window to rear with great views over the garden and paddock beyond. Radiator. Lots of eaves storage space. Built-in double wardrobe. Door to:

En-Suite Shower Room

Modern white suite: Fully tiled shower cubicle with glazed door. Vanity wash hand basin with cupboard below. Low flush w.c. Chrome heated towel rail. Tiled floor. Double glazed window to rear.

Exterior

Gravel drive to the front of the house providing parking and giving access to the garage.

Garage 6.31m x 2.62m (20'8" x 8'7")

Up and over door. Power and light connected. High ceiling. Window and door to rear.



Rear Garden

The family friendly rear garden backs directly onto a neighbouring paddock, providing a most attractive and private outlook. To the immediate rear, a wide paved terrace runs the full width of the house, a great space for outdoor dining in the warmer months. The remainder is laid to lawn, interspersed with mature planting with a further patio area to the far rear.. There is a gated side access out to the front and a personal door into the garage.

Services

All mains services connected. Gas central heating to radiators.

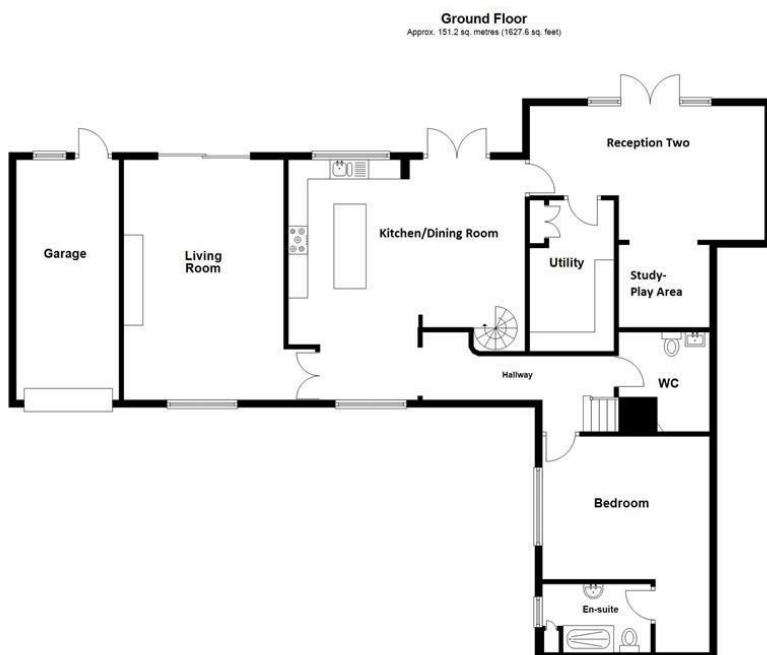
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Total area: approx. 262.6 sq. metres (2826.4 sq. feet)
High Street, Meadow View

Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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