



Cottesmore

EPPING ROAD, ROYDON
ESSEX CM19 5DD



Oliver
Minton
Sales & Lettings

Cottesmore, Roydon



Believed to be of late Victorian origins, 'Cottesmore' stands in established gardens and grounds of approximately 3 acres and is located approximately within 27 miles of central London. This delightful five/six bedroom country residence is situated towards the outskirts of Roydon, a quintessential English village complete with village green on the Essex/Hertfordshire county borders, the perfect location for commuting by road or rail.

Sitting unassumingly behind walled and gated gardens, this is a very special home of individual style and personality. The current owners have carried out many improvements over the years and have created a warm and comfortable family home, truly designed for entertaining on a grand scale.

There is an excellent and varied range of outbuildings including: detached five door garaging with studio/guest quarters above, a detached barn/entertainment room and bar and a state of the art indoor pool complex with several doors opening out to provide a seamless connection to the terrace and a vista over the beautiful gardens.

The accommodation radiates from a central vestibule with a glass roof lantern leading to spacious and well-proportioned rooms. Of particular note is the beautiful oak wood paneling to the vestibule, hall, stairs and landing, the dining room and study. Oak floors complement the majority of the principle rooms together with solid oak doors and deep cornicing. Beautiful ornate fireplaces feature throughout.

To the ground floor there are two principle reception rooms, a study and farmhouse kitchen with a door to the garden . Off an inner lobby there is integrated annex accommodation offering a double bedroom, sitting room, small kitchen and a cloakroom.

The first floor hosts the master bedroom with a deep, three window bay providing delightful views across the surrounding countryside. Four further double bedrooms, one with a large walk-in en-suite dressing room and two well-appointed bathrooms complete this floor.

Location

Roydon is a charming and popular commuter village well located for the neighbouring towns of Epping and Harlow that offer a comprehensive range of shopping and leisure activities. Local village amenities include: convenience store/post office, pharmacy, pubs/ restaurants and a village primary school.

Approximate distance and journey times: Roydon station (Stansted Express Line): Liverpool Street 30 minutes, Cambridge 55 minutes. By road: Epping tube station 8 miles, Stansted airport 18 miles. The M11, M25 and the A10 are also within a comfortable distance for travel by road.

There are several well regarded state and private schools within easy reach.



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Ground Floor

Vestibule/Reception Hall

Living Room
24'9" x 12'11" (7.54m x 3.94m)

Dining Room
17'11" x 13'0" (5.46m x 3.960m)

Kitchen/Breakfast Room
17'2" x 15'10" (5.25m x 4.57m)

Study
12'6" x 11'2" (3.81.m x 3.4m)

Annex Accommodation

Lounge
12'1" x 10'2" (3.68.m x 3.1m)

Kitchen
6'3" x 6'1" (1.91m x 1.85m)

Bedroom
13'3" x 10'4" (4.04m x 3.15m)

Cloakroom



First Floor

Master Bedroom
17'11" x 13'0" (5.46m x 3.96m)

Bathroom
16'0" x 5'4" (4.88m x 1.63m)

Bedroom Two
11'4" x 11'3" (3.45m x 3.43m)

Walk-In Dressing Room
23'5" x 8'5" (7.14m x 2.57m)

Bedroom Three
14'11" x 13'7" (4.55m x 4.14m)

Bedroom Four
13'1" x 11'4" (3.99m x 3.45m)

Bedroom Five
11'3" x 12'11" (3.43m x 3.94m)

Bathroom Two
8'7" x 5'3" (2.62m x 1.6m)



Outbuildings

Pool Complex

79'6" x 44'6" (24.23m x 13.56m)

Entertainment Barn

55'2" x 11'9" (16.81m x 3.58m)

Garage Complex

47'3" x 18'3" (14.4m x 5.56m)

1st Floor Studio/Guest Quarters

51'2" x 18'3" (15.6m x 5.56m)

Planning Permission

Permission has been granted to extend the main residence.

Plans available on request or can be viewed on Epping Forest Council Planning Department website. Ref: EPF/3309/18





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Outside

Within the extensive grounds is a tremendous entertainment barn with its own bar service area and spacious areas to relax or 'dance the night away'.

The superb bespoke indoor swimming pool complex boasts a jacuzzi, changing facilities, steam room, tanning booth and bar/kitchen area has doors that open up on two sides to the gardens and second outdoor pool and terrace.

The generous five door thatched garage facility is predominately open plan to the ground floor enabling the housing of several vehicles.

Guests can choose to stay in the main house or to have their own self-contained accommodation in the quarters above the garage which is luxuriously appointed and open plan: Bedroom, living room, fitted kitchen and shower room.

The formal gardens are landscaped and surround the main house offering different areas to enjoy al-fresco dining or just to sit and relax taking in the interesting slate monoliths and ornamental waterfall linking to the koi carp pond.

Sweeping lawns are studded by a wide variety of mature and specimen trees, both coniferous and deciduous. The side garden offers an enclosed children's play area complete with play equipment.



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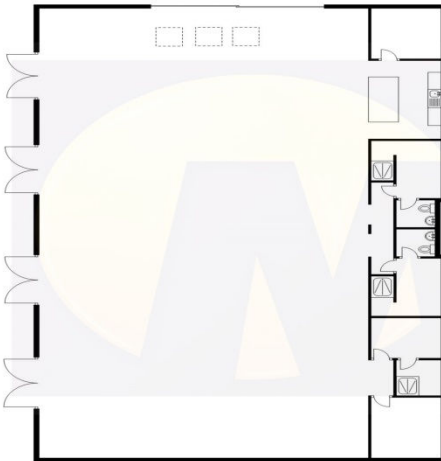
Ground Floor
Approx. 201.3 sq. metres (2160.7 sq. feet)



First Floor
Approx. 119.2 sq. metres (1282.1 sq. feet)



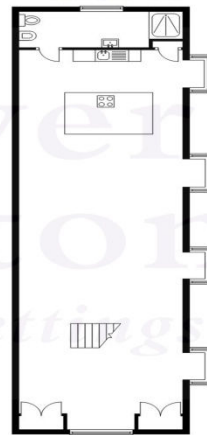
Swimming Complex
Approx. 388.9 sq. metres (4197.0 sq. feet)



Garages
Approx. 122.2 sq. metres (1315.8 sq. feet)



Lodge
Approx. 89.7 sq. metres (965.8 sq. feet)



Total area: approx. 899.3 sq. metres (9680.2 sq. feet)

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential	Score	Current	Potential	Score
A	A	50	A	A	54
B	B		B	B	
C	C		C	C	
D	D		D	D	
E	E		E	E	
F	F		F	F	
G	G		G	G	13

Scotland EU Directive 2002/91/EC

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