



**Oliver
Minton**
Sales & Lettings

**Deerhurst, Epping Road,
Roydon**

Essex CM19 5DA

Price Guide £1,875,000

Set on an exclusive gated community of just three, executive detached homes, Deerhurst is an outstanding five-bedroom residence, completed to an extremely high standard in 2015, occupying a generous and private plot approaching half an acre, overlooking protected green belt land.

Located within a stunning edge-of-village semi-rural setting, additionally, residents will appreciate the close proximity to the village High Street and Roydon main-line Station.

The property is immaculately kept, both externally and internally and presents a unique opportunity to acquire a magnificent family home offering just over 4,000 sq ft. of contemporary, luxury accommodation, which in brief offers: Impressive reception hall, guest cloakroom/W.C., three large reception rooms, stunning kitchen/breakfast/family room with integrated appliances, utility room, five bedrooms and four bathrooms. The large double garage has a multi-purpose room/home office above and there is plenty of driveway parking.

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. There is a cricket ground, tennis courts and plenty of open spaces and surrounding countryside for all ages to enjoy.

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.



THE PROPERTY

The well-designed, high specification accommodation spans two floors incorporating latest technology and energy efficient systems. Both ground and first floors are equipped with zoned, gas fired underfloor heating, ensuring warmth and comfort throughout. Solar panels are also installed, improving energy efficiency and reducing electricity costs. For convenience the current owners have also had an electric car charger point installed at the property.

The large loft space has been designed so it can be easily converted with minimum disruption, should an incoming purchaser wish to do so and subject to the usual consents. Remainder of 10 year Premier Guarantee (approx. One year remaining)

Internally the majority of the UPVC double glazed windows have been fitted with attractive wooden shutters. The sumptuous bathrooms and en-suites all offer quality sanitary ware and are fully tiled.





ACCOMMODATION

The grand entrance hall boasts a grand walnut central staircase with glass balustrade ring to the first floor galleried landing. Built-in mirror fronted cupboards hide away your coats and shoes. Porcelain tiled floor with inset LED lighting. Gated entry telephone system for enhanced security.

The dual aspect living room has a focal limestone fireplace housing a contemporary gas fire with pebble fuel bed. Two windows to the side aspect and wide bi-folding doors open to the garden.

The dining room is perfect for more formal occasions as well as family meals and entertaining. This is set adjacent to the kitchen, with the window overlooking the front aspect.

Across the hall, the delightful family room offers a great space to relax, watch t.v or to curl up with a book, plucked from one of the fitted library shelves. There's a lovely outlook across the side garden to the old horse chestnut tree.

The real hub of this superb family home is the fabulous kitchen/dining/family room. With a state of the art kitchen and plenty of space for table and chairs together with a large seating area, which is wired for a wall mounted television. This is a great versatile space with bi-folding doors to two aspects, really bringing the 'outside in' during the warmer weather. There is also a large roof lantern, giving plenty of natural light and a bright and airy feel. Porcelain tiled flooring runs throughout this whole room.

The luxury kitchen, presented in soft soft grey hues, is not only attractive but most practical, for even the keenest of cooks. Comprising of a fine quality range of base cupboards, drawers and matching wall cabinets with glass splash backs and attractive Quartz worktops. Twin 'Blanco' sinks with 'Quooker' hot and cold tap. Integrated appliances include: Dishwasher, a wine cooler, tall fridge freezer plus additional freezer, and four cookers including a steam oven, fan oven and microwave. Multi-zone induction hob incorporating downdraft extractor. At the centre of the room is a large island unit with under counter storage and matching top with overhang, to provide a breakfast bar capable of seating four people with ease.

The separate utility room matches the kitchen and has wall, base and tall larder cupboards for storage, one housing the 'Ideal Logic' gas fired boiler. 'Blanco' sink with mixer tap. Salt pump water softener. Door giving access to side garden.

To complete the ground floor, there is a guest cloakroom/W.C

The first floor features an impressive landing with a window overlooking the rear garden and countryside beyond. Double doors give access to the airing cupboard with plenty of storage, housing the 'Stelflow' hot water cylinder.



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The principal bedroom suite enjoys one of the best aspects, with fabulous views over the gardens and surrounding countryside. Upon entering the room, there is a generous, well fitted dressing room, with hanging rails, drawer units and shelving. This in turn leads through to the luxury en-suite bathroom, with a stand-alone contemporary oval bath, separate shower with glazed scree, twin vanity wash basins and concealed flush W.C Wall mounted mirrored cabinet. Complementary tiling to walls and floor. Chrome heated towel rail.

There are four further double bedrooms, two with fitted wardrobe cupboards and luxury en-suite bathrooms.



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The generous family bathroom is fitted with a contemporary suite that comprises of a generous size, deep bath, recessed shower with glazed screen, vanity wash basin and concealed flush W.C. Wall mounted mirrored cabinet. Complementary tiling to walls and floor. Chrome heated towel rail. Frosted window.

EXTERIOR

Through the main gated access, the front of the house is approached via driveway which provides parking for numerous vehicles and leads onto a large, detached double garage with a room above ideal for a home office or games room.

Wonderful wrap-around gardens facing predominantly south-west. To the immediate rear and side of the house there is a large paved terrace. Beyond the terrace is a large level lawn; super for children to run around, it also makes the perfect venue for garden party tents or a marquee to celebrate a special occasion. It is fully enclosed and hedged to three sides, so very dog friendly and has wide open views to the rear. There is a plentiful supply of outside curtesy lighting, power points and a water tap.



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SERVICES

Mains services connected:
Mains drainage, electricity and mains gas.
Gas fired under floor central heating
Solar panels installed.
Electric car charging point
Octopus Energy is supplier.
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.gov.uk>



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AGENTS NOTE

A residents management company has been set up, formed and run by the owners of Deerhurst and the two neighbouring houses within the small gated complex.

This manages the insurance for the development which is £400 per year, divided between the 3 houses. There is also a £25.00 monthly payment to cover the cost of electric gates and outside lighting.

RECEPTION HALL 10.30m x 3.14m (33'9" x 10'3")

LIVING ROOM 6.49m x 4.36m (21'3" x 14'3")

FAMILY ROOM 4.02m x 3.94m (13'2" x 12'11")

DINING ROOM 5.25m x 4.95m (17'2" x 16'2")

KITCHEN/BREAKFAST/FAMILY ROOM 8.90m x 4.36m (29'2" x 14'3")

UTILITY ROOM 3.10m x 2.74m (10'2" x 8'11")

GUEST CLOAKROOM/W.C 2.90m x 1.62m (9'6" x 5'3")

FIRST FLOOR LANDING 10.30m x 3.12m overall (33'9" x 10'2" overall)

PRINCIPAL BEDROOM SUITE 4.62m x 4.40m (15'1" x 14'5")

DRESSING ROOM 3.09m x 2.43m (10'1" x 7'11")

EN-SUITE BATHROOM

BEDROOM TWO 5.24m x 3.94m (17'2" x 12'11")

EN-SUITE SHOWER ROOM

BEDROOM THREE 5.24m x 4.04m (17'2" x 13'3")

EN-SUITE SHOWER ROOM

BEDROOM FOUR 4.11m x 3.38m (13'5" x 11'1")

BEDROOM FIVE 3.62m x 3.14m (11'10" x 10'3")

FAMILY BATHROOM 3.95m x 2.33m (12'11" x 7'7")

GARAGE 5.96m x 5.45m (19'6" x 17'10")

FIRST FLOOR HOME OFFICE ABOVE GARAGE 6.85m x 4.06m max (22'5" x 13'3" max)





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

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

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