



**Oliver
Minton**
Sales & Lettings

**Stort Cottage 234 High Street,
Roydon**

CM19 5EQ

£2,500 Per Month

PLEASE ENQUIRE FOR MORE DETAILS. A handsome, double fronted, detached, residence occupying a most unique position with gardens stretching down to the banks of the River Stort. Roydon mainline station with commuter links to central London is a short walk away.

Accommodation comprises entrance hall, two reception rooms with feature open fireplaces, kitchen with white goods and american fridge, pantry area, utility room and separate study/office. Upstairs there is a master with en-suite, three further bedrooms and a family bathroom. Externally there is parking for two vehicles and a delightful garden adjacent to the bank of the River Stort.





The Property

Traditionally set over two floors, the property has wonderful river views to many rooms. Many of the rooms feature exposed wood floorboards, coved corning and picture rails. The property benefits from gas fired central heating to radiators.

The front door opens to the reception hall. The sitting and dining rooms sit either side to the front of the property enjoying views through large windows. Both rooms have working fireplaces, the sitting room a welcoming open fire and the dining room a wood burning stove.

The kitchen features modern units with granite worktops and a range style cooker. A sizeable larder cupboard has space for an American style fridge freezer and useful storage. Another door gives access to a separate utility room. To the rear hallway there is a study.

The staircase rises to a split level landing and the bedroom accommodation.

The main bedroom sits to one side of the house and has a window overlooking the gardens and the river. There is an adjacent en-suite shower room.

Two further bedrooms grace this floor, together with a large family bathroom, complete with free standing ball & claw roll top bath and a separate large shower enclosure.



Exterior

The property is approached via a gated access, leading to a brick paved drive providing ample parking. The gardens are predominantly walled, with a paved terrace to the rear. The gardens are open to the river bank to one side, leading down to the mooring.

The pretty gardens are laid to lawn, interspersed with seating areas, mature planting and a variety of mature trees.

Accommodation

Reception Hall

Sitting Room 5.88m into bay x 3.54m (19'3" into bay x 11'7")

Dining Room 4.14m x 3.47 (13'6" x 11'4")

Kitchen 3.19m x 2.99 (10'5" x 9'9")

Utility Room 2.94m x 2.31m (9'7" x 7'6")

Study 2.22m x 2.03m (7'3" x 6'7")

Bedroom One 4.53m x 3.54m (14'10" x 11'7")

En-Suite Shower Room

Bedroom Two 3.70m x 2.62m (12'1" x 8'7")

Bedroom Three 3.33m x 2.39m (10'11" x 7'10")

Bathroom 3.68m x 1.88m (12'0" x 6'2")

Services

Mains services are connected: mains water, sewerage, electric. Gas fired central heating.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

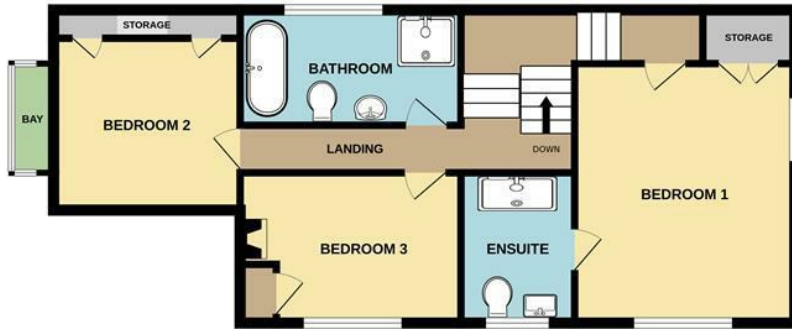
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GROUND FLOOR
735 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure:

Council Tax Band: G

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			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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