



Harlow's only family run independent estate agent



## Hamlet Hill, Roydon, CM19 5LD

'...Discover Your Dream Home, A Stunning 5-Bedroom Detached Residence with Panoramic Farmland Views...'

**£1,475,000**  
**Freehold**

**Detached Family Home • Three Reception Rooms • EPC Rating: B**  
**• Five Bedrooms • Three Bathrooms • Council Tax Band: G •**  
**Double Bay Cart Lodge • BRAND NEW • MOVE IN TODAY!**



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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

# '...Discover Your Dream Home, A Stunning 5-Bedroom Detached Residence With Panoramic Farmland Views...'

Nestled in a peaceful semi-rural location, this exceptional family home, built in 2023, combines thoughtful design with high-end finishes. It provides a tranquil retreat while offering easy access to local villages, towns, and transport links.

Arrive in style via a private road leading to a gated driveway. Plot 2, situated in a quiet corner, exudes privacy and charm. The impressive driveway accommodates multiple vehicles and includes a detached double carport with a log store. The picturesque facade, featuring a striking central window, bathes the entrance hallway in natural light.

Step onto the delightful ceramic-tiled floor that seamlessly flows into the open-plan kitchen/living space – the true hub of the home. This expansive area boasts triple-aspect windows and double bi-fold doors opening onto the rear patio. The kitchen is a chef's dream with a central island, ample cupboards and units, and luxurious quartz countertops. Fully equipped with integrated appliances, including two ovens, a dishwasher, a wine cooler, and a handy bin cupboard, it also features a charming double butler sink and a spacious American-style fridge-freezer. Adjacent to the kitchen is a convenient utility room with additional storage, workspaces, and a garden-access door.

The ground floor also includes a stylish cloakroom, a front reception room, and a rear lounge with a feature brick fireplace. More bi-fold doors lead to the patio, creating a seamless indoor-outdoor living experience.

Upstairs, the grandeur continues with a spacious landing leading to carpeted bedrooms. The main family bathroom is a sanctuary with a walk-in shower, standalone bathtub, toilet, and sink. Three generously sized double bedrooms and two exquisite en-suite bedrooms offer flexibility for the principal suite. Both feature double doors and Juliette balconies with stunning views of the rear garden and surrounding countryside.

The garden, wrapping around the property, is primarily laid to lawn with post and rail fencing. A stunning porcelain patio extends almost the full width of the house, complete with stainless steel railings and steps down to the lawn. The south-facing garden is a perfect space for entertaining, making the most of the British summer.

Don't miss the chance to experience this extraordinary home.

Contact us today to arrange a viewing and see for yourself why this property is truly unparalleled.

**Entrance Hall**

**Bedroom One**

**Cart Lodge 1**

**Kitchen**

20' 4" x 16' 2"  
(6.19m x 4.92m)

20' 4" x 16' 2"  
(6.19m x 4.92m)

17' 8" x 16' 2"  
(5.38m x 4.92m)

**En Suite Shower**

**Cart Lodge 2**

**Open Plan Living Area**

3' 11" x 9' 5"  
(1.19m x 2.87m)

20' 4" x 16' 2"  
(6.19m x 4.92m)

17' 7" x 30' 1"  
(5.36m x 9.16m)

**Bedroom Two**

**Rear Gardens**

**Utility Room**

20' 4" x 13' 7"  
(6.19m x 4.14m)

12' 5" x 10' 0"  
(3.78m x 3.05m)

**En Suite Shower**

3' 11" x 9' 5"  
(1.19m x 2.87m)

**Sitting Room**

**Bedroom Three**

28' 10" x 14' 8"  
(8.78m x 4.47m)

20' 4" x 13' 7"  
(6.19m x 4.14m)

**Study**

**Bedroom Four**

8' 4" x 15' 0"  
(2.54m x 4.57m)

20' 4" x 13' 7"  
(6.19m x 4.14m)

**Wc**

**Family Bathroom**

12' 5" x 6' 5"  
(3.78m x 1.95m)

20' 4" x 13' 7"  
(6.19m x 4.14m)

