



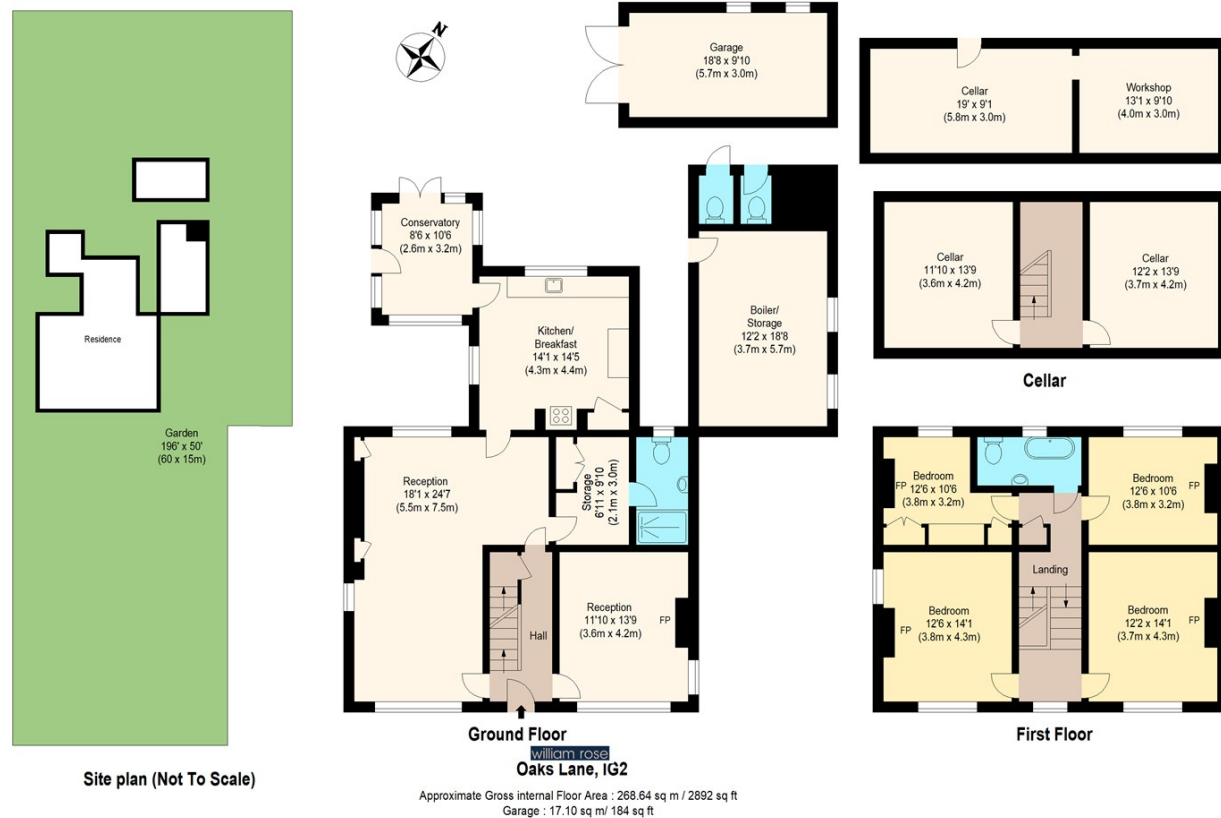
Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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



Aldborough House Farm, Oaks Lane, Newbury Park, IG2 7QD

Guide Price £1,000,000

- 4 bedroom detached house
- Approx. 0.48 of an acre
- Potential for further development (STPP)
- Cellars and out building
- Close to popular schooling
- Stunning period property
- Garage and off street parking
- Ex-farmhouse
- Tranquil retreat
- Close to open green spaces



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 30/4/2024

Oaks Lane, Newbury Park IG2 7QD

Nestled in Oaks Lane, where history seamlessly blends with comfort in this delightful four-bedroom detached period ex-farmhouse. Dating back to the late 1800s, this picturesque residence sits gracefully on just under half an acre of land, approximately. With a rich heritage steeped in history



Council Tax Band: F



Welcome to Aldborough House Farm in Oaks Lane where history meets comfort in this charming four-bedroom detached period ex-farmhouse positioned on just under half an acre (approx.). Steeped in history and dating back to the late 1800s, this picturesque residence sits majestically on a generous-sized plot, offering a tranquil retreat amidst the bustling surroundings of Oaks Lane.

As you enter, you're greeted by the character-filled ambiance of yesteryears blended seamlessly with contemporary conveniences. The ground floor boasts an expansive layout, featuring a large L-shaped 27 x 18ft lounge, perfect for entertaining guests or enjoying quiet evenings. A second reception room overlooks the lush greenery of the garden, providing a serene space for relaxation in front of the fireplace. The kitchen/breakfast room leads gracefully to a conservatory, inviting ample natural light and offering a delightful spot for morning coffee. Completing the ground floor is a convenient shower room and a spacious storage room, ensuring practicality meets comfort at every turn.

Ascend the stairs to discover four well-sized bedrooms, each adorned with magnificent views over the surrounding landscape, allowing you to wake up to the beauty of nature every day. A family bathroom caters to the needs of the household, providing a serene sanctuary for unwinding after a long day.

Venture below to explore the cellars, offering additional storage space and potential for further development subject to planning. Accessible both internally and externally, one cellar serves as a workshop, embodying versatility and functionality.

Step outside and immerse yourself in the splendour of the surroundings. The stunning garden, boasting a 196ft frontage, captivates with its natural beauty and serenity. Adjoining land, used as paddocks, enhances the feeling of space and tranquillity. An outbuilding, reminiscent of the property's historical past, houses the boiler and offers potential for various uses. A garage and driveway provide ample parking options, ensuring convenience for residents and guests alike.

Gated access via Oaks Lane ensures security and privacy, while rear gating adds an additional layer of exclusivity to this idyllic retreat. Embrace the timeless elegance and serene ambience of Aldborough House Farm, where every corner tells a story of a bygone era, waiting to be cherished by its new owners.

Transportation options are plentiful, with Newbury Park being served by its own London Underground station on the Central line, offering seamless connections to the wider London area. Additionally, the area benefits from excellent road links, including the nearby A12 and M11 motorways, providing easy access to the rest of Essex and beyond.

Nature enthusiasts will delight in the abundance of green spaces and parks scattered throughout the area. Whether it's a leisurely stroll through the picturesque Fairlop Waters or a family picnic in Hainault Forest Country Park, there's no shortage of outdoor recreational opportunities to enjoy on your doorstep.

Council Tax: Band: F (Redbridge Borough)
EPC Rating: D
Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.