

McRae's

100 Station Road, Sawbridgeworth, Hertfordshire. CM21 9JY

***A FINE GRADE II LISTED DETACHED RESIDENCE
5 BEDROOMS, DELIGHTFUL GARDENS &
A SEPARATE BARN ANNEX***



Guide Price £850,000 Freehold

Located within a designated conservation area of this popular small town, and within a short distance of the local mainline railway station, serving London Liverpool Street, this MOST APPEALING Period family house has its origins dating back to the 16th/17th century with latter additions. The characterful interior is set out on three floors offering an interesting internal layout, combining period and modern fittings, together with 5 BEDROOMS!

Outside, a gravel drive provides off street parking, and a secluded rear garden would be a delight for young children! THE DETACHED BARN ANNEX OFFERS ENORMOUS POTENTIAL AND EVEN A POTENTIAL REVENUE STREAM!

Sawbridgeworth is a highly regarded small town located between the larger centres of Harlow, and Bishop Stortford. Access onto the M11 at the new SHEERING INTERSECTION couldnt be easier, linking with Cambridge, the M25, and central London. The town itself offers first class schooling facilities at junior and senior levels together with an attractive High Street with a variety of shops pubs and restaurants, altogether suiting family life!

Entrance & Ground Floor Accommodation:

Reception Hall:

A charming entrance, spacious with good ceiling height, having staircases on two sides leading to the upper floors, access to an inner hallway, study/library, and sitting room leading off.

Sitting room: (13' 02" x 12' 09") or (4.01m x 3.89m)

A most pleasant living space, with splendid, exposed timbers, brick fireplace, raised hearth, WOOD BURNING STOVE, and Wood over mantel, good ceiling height, door to:

Dining Room: (13' 05" x 13' 02") or (4.09m x 4.01m)

Ideal for entertaining, wood flooring, fireplace (not live) over mantel, wall and ceiling timbers, book/display shelving.

Study/Home Office:(14' 07" x 13' 02") or (4.45m x 4.01m)

Exposed floorboards, good ceiling height, fireplace with stove, brick fire back and over mantel, custom fitted bookcases on three sides, one of which opens to reveal a large under stairs storage facility, windows to front and rear elevation.

L Shaped Inner Hallway:

Brick Flooring, door providing access to rear garden, door to the kitchen.

Kitchen: (19' 05" x 10' 02") or (5.92m x 3.10m)

Lots of natural light! Includes roof, side and rear windows, door to garden, range of base cupboards, worktops, sink unit, exposed brick flooring, large pantry cupboard, cleverly concealed entrance to the Cellar!

Cellar: (13' 02" x 10' 0") or (4.01m x 3.05m)

Steps down from kitchen, a useful additional space, ideal for wine storage of course!

Bathroom:(6' 11" x 6' 01") or (2.11m x 1.85m)

Modern fittings, include a shaped shower end bath, with twin period style centre mixer taps, side screen, vanity wash hand basin with mixer taps, low flush WC, part ceramic tile walls.





First Floor Accommodation:

Bedroom 1: (13' 02" x 13' 01") or (4.01m x 3.99m)

Dual Aspect providing lots of natural lighting, feature fireplace with over mantel (not live), exposed wood floorboards and timber beams.

Bedroom 2: (12' 04" x 9' 11") or (3.76m x 3.02m)

Small Pane Sash Window to the front elevation with an outlook over the well kept gardens and towards Station Road, useful storage cupboard to one side, feature fireplace (not live).

Bedroom 3:(11' 08" x 11' 06") or (3.56m x 3.51m)

Window to the side elevation, exposed wood flooring.



Second Floor Accommodation:

Bedroom 4: (14' 0" x 13' 02") or (4.27m x 4.01m)

Small pane window to the front elevation. Door to:

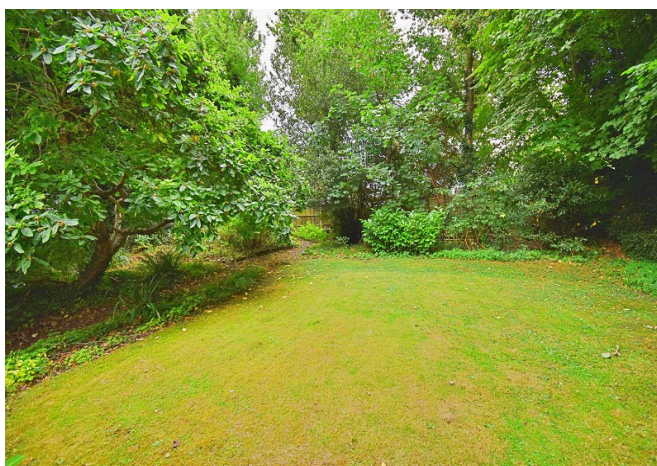
Bedroom 5: (13' 02" x 11' 05") or (4.01m x 3.48m)

Small pane window to the front elevation, exposed wood flooring.



Outside:

TO THE FRONT, the house is set back, slightly elevated from Station Road, behind a high hedgerow front boundary, and central gated access. To one side a long gravel drive provides OFF STREET PARKING for a number of vehicles, whilst the remaining front garden is delightfully set out with a mix of individually shaped low-level box hedging, established rose bushes, and intermingling gravel paths "TO THE REAR" a beautifully secluded plot, interestingly on different levels, with a wide expansive lawns, mature hedging, and towards the rear boundary a variety of mature specimen trees creating a wonderful Woodland Adventure playground for children! Next to the gated side entrance there is a very useful Former boat/potting shed, now converted into a practical workshop which includes A W.C AND WASH BASIN - very useful for The Gardener, or when outside entertaining!





Barn: (15' 01" x 15' 01") or (4.60m x 4.60m)

A character detached, traditionally timber clad Barn, with Pantile roof, is set to the rear of the property, approached along a brick and cobblestone path leading to its own entrance. It provides a wonderfully versatile range of possible opportunities, having in past years been well utilised as additional accommodation for a dependent family member, a musical studio, and in its present form, a fantastic teenagers grotto!

Stepping into the interior, the vaulted ceiling height with high-level windows allow natural light to flood in. Custom fitted shelving and cupboard space, combine with blackened timbers adding to a character feel both the kitchen, and bathroom are accessed off, each offering modern facilities. The bathroom has a fitted shower, low-level WC, pedestal wash hand basin fitted whilst the kitchen includes a sink unit worktop and cupboard space.

Agents note:

With independent access to the side of the main house, the Barn might also represent a revenue source, especially with high demand for Air B&Bs in the locality! Just a thought!

Kitchen: (8' 07" x 4' 07") or (2.62m x 1.40m)

Bathroom: (6' 07" x 4' 07") or (2.01m x 1.40m)







Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) 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, Scotland & Wales

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been take to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.