



# AYSBROOK

NAZEING, ESSEX



# Welcome

In 1927, a local gentleman commissioned the building of a one-off bespoke property for him to call home—Aysbrook. It is an impressive family home with five bedrooms and a private garden. It is like stepping out of the busy modern world into your tranquil oasis.









## Come on in...

The gated front has a large driveway for up to 8 cars and leads to the double garage doors. You are instantly transported into your private paradise, sheltered from passers-by by green, leafy trees and shrubs. The porch door opens to reveal a magnificent entrance: a reception hall with a fireplace and tiled flooring, a great way to welcome visitors into your new home.





## Entertaining spaces...

From the reception hall, doors open into the sitting room, a lovely, spacious room with a fireplace for cosy nights in front of the TV. From here, a further set of double doors open into the kitchen, making the layout of this wonderful home flow seamlessly. It is ideal for hosting parties where guests are free to roam and mingle, spilling out into the gardens.











"This house has been great for entertaining.  
We have everyone over each Christmas, and  
it is always so much fun."



Fitted with light oak cabinetry, topped by granite work surfaces, the kitchen is ready for all food preparation. There is plenty of storage and even a central island to maximise the useful space. Fitted Bosch double ovens and an induction hob above are ready for cooking, and there is an integrated dishwasher and microwave as well as a fridge freezer. There is even a wine chiller, so you can always enjoy a beverage chilled to the perfect temperature.









The laundry room has cabinetry to match the kitchen with space for a washing machine, tumble dryer and American-style fridge freezer.

Downstairs also features an office, providing a dedicated space for working from home or managing the household affairs. This well-equipped room boasts built-in storage from Hammonds, along with convenient cloakroom storage.





## Bringing the outside in...

The garden room has French doors that open onto the patio area. It is a beautiful place to sit and enjoy the garden, no matter the weather.







## Shower room...

Why have a downstairs loo when you can have an entire shower room? This useful shower room is fully tiled in soft grey tones with a shower, WC and hand basin.





## Time for bed...

As the day ends, climb the stairs to the first floor, where the oak balustrade directs you to the oak doors concealing each of the beautiful bedrooms. As the master of the home, your sacred haven awaits, with a fully fitted dressing room and en suite bathroom, a tranquil space to relax and unwind after a busy day. The en suite has a walk-in shower and his and hers basins straight from a five-star hotel.











The second bedroom, overlooking the garden, also has an en-suite shower room, making it the perfect guest bedroom. It offers your guests a little bit of privacy during their stay.





Three further bedrooms ensure enough room  
for everyone in the family.





## Bathroom...

The house bathroom is luxurious and is perfect for an evening of pampering. Run a bubble bath and relax as you watch the built-in TV.

There are 2 large airing cupboards for storage.





## Glorious gardens...

The rear garden is an oasis of calm that resembles a Monet painting. With established trees and shrubs surrounding the border increasing the privacy, sit at the table on the patio amidst the wisteria that hangs from the pergola above, scenting the air with delicious perfume. The lawn stretches out ahead, separated by the pond. Enjoy the calming sounds of the babbling water feature. You can even cross the wooden bridge, sit beside the pond, and enjoy watching the Koi









"Breakfast at the summer house is a particularly favourite thing to do in the summer."







## Out and about...

Aysbrook sits within the popular village of Nazeing and is just a short walk from the local shops, which is ideal for your daily essentials or morning paper. Clayton Hill Country Park is on the doorstep for a breath of fresh air, with acres of countryside to walk through and enjoy. Why not take in a round of golf at the golf course, in Middle Street, or have lunch at one of the local pubs in the village. Supermarkets and larger shops are in nearby Hoddesdon, Epping, or Harlow.

There is an infant and primary school within walking distance of the property and secondary schools in nearby towns with bus services.

If you need to commute for work, you have several options for travelling into the city. Head to Epping and catch the Central line or the train from Broxbourne directly to Liverpool Street. Of course, there is always the option to drive, and major roads are within a short distance.





# Aysbrook, Middle Street, Nazeing

Approximate Gross Internal Area = 289 sq m / 3111 sq ft  
 Summer House = 4.2 sq m / 45 sq ft  
 Total = 293.2 sq m / 3156 sq ft

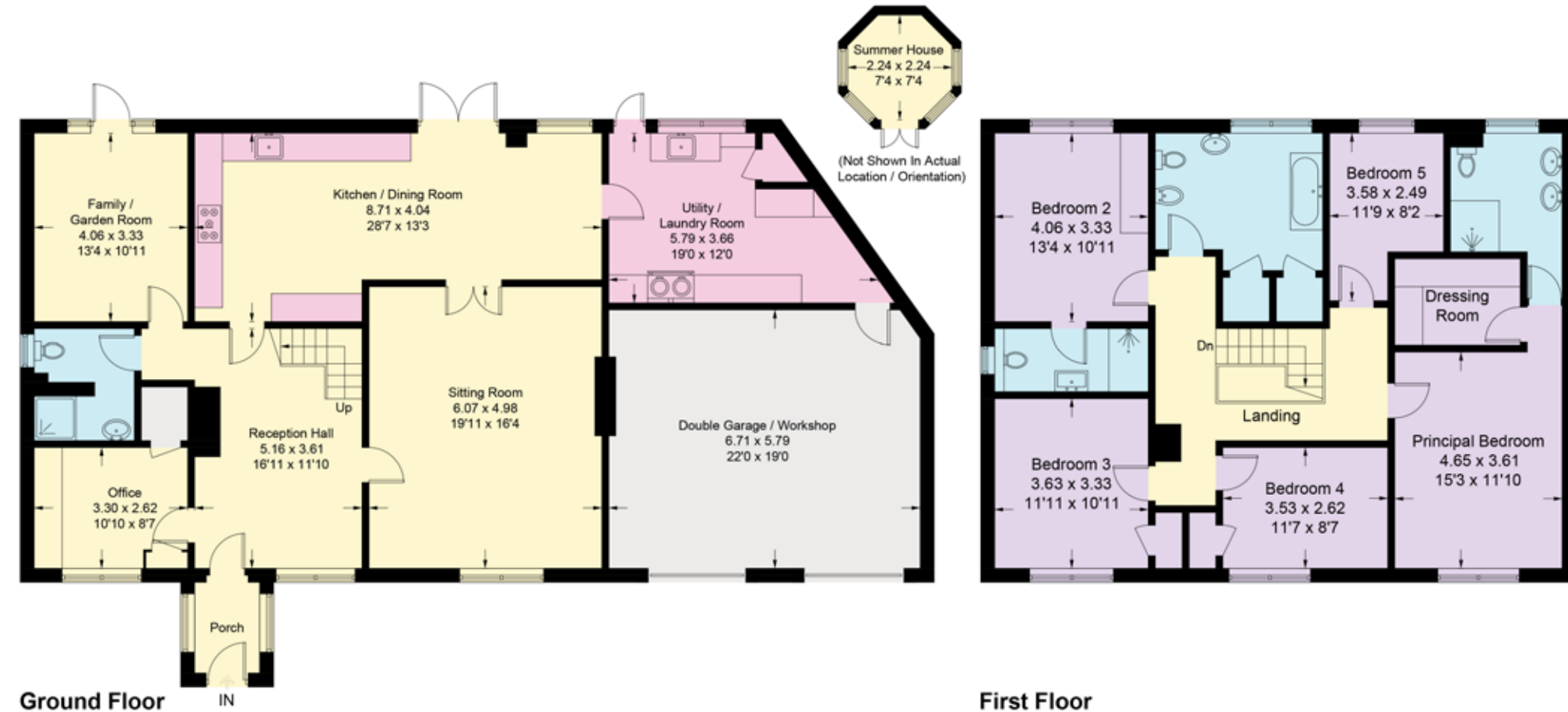


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1071817)

## Finer Details

- Detached
- 5 Bedrooms
- 4 Bathrooms
- Double Garage & Gated Driveway
- EV Charging Point
- Koi pond & waterfall
- Freehold
- Council Tax Band: G
- Borough: Epping Forest

## Services

- Mains water
- Mains electricity
- Mains drainage
- Gas central heating
- Broadband coverage: Ultrafast
- Mobile signal/coverage: Likely

## Address

Aysbrook  
 Middle Street  
 Nazeing, Essex  
 EN9 2LQ



Energy Efficiency Rating			
Score	Energy Rating	Current	Potential
Very energy efficient - lower running costs			
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - Higher running costs			



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