



CLOVELLY



NAZEING, ESSEX

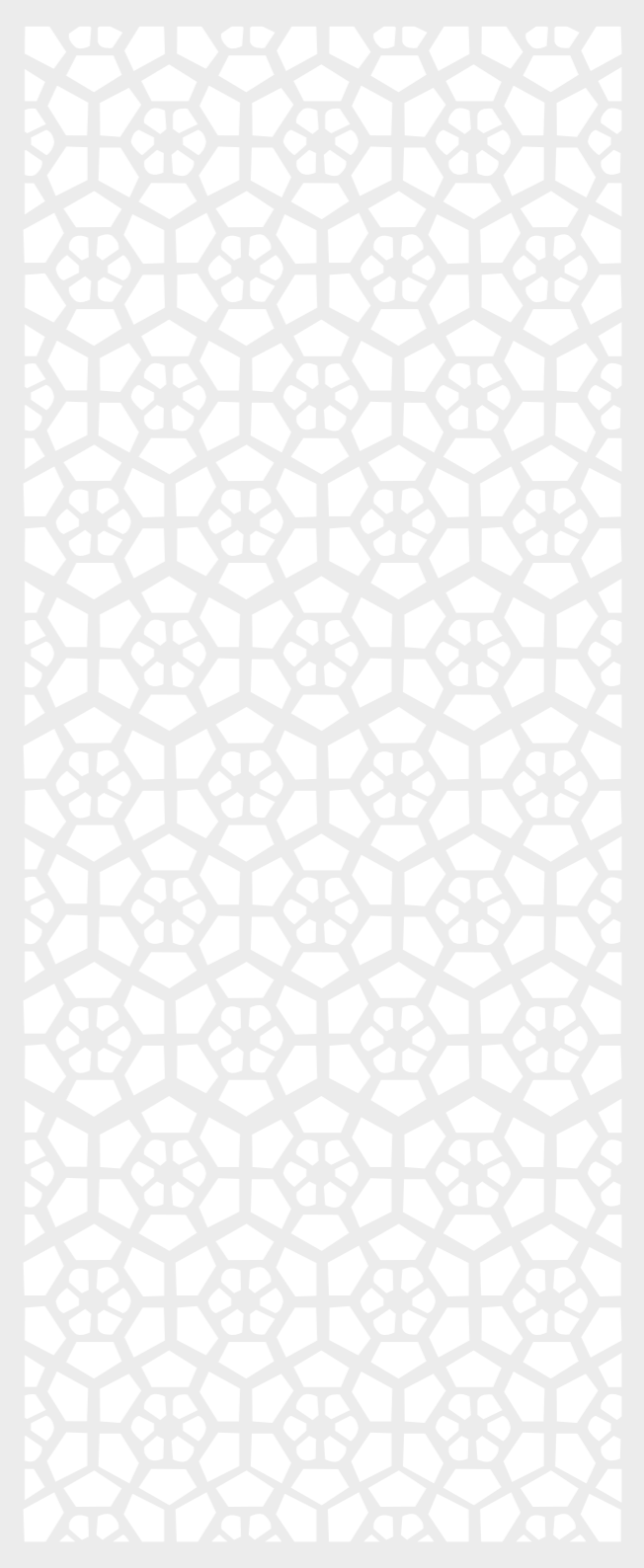


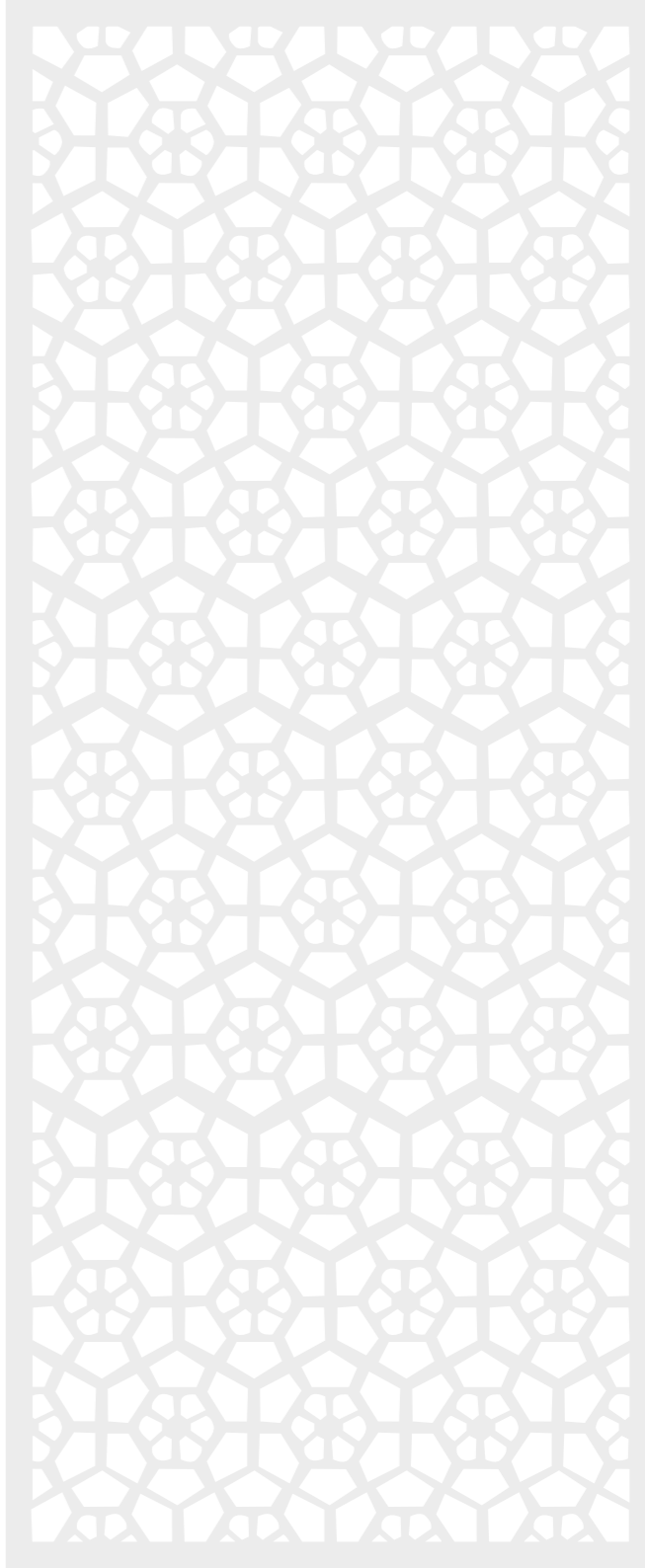
Welcome

After WW2, little more than the chimney remained of this property, but Clovelly is now a fabulous home with a wonderful flow that has hosted many fun-filled parties over the years.

Park your car on the drive and come on in...

The front door opens to reveal an entrance hall filled with dappled light from a bay window.





Social spaces...

The kitchen is the central point of the property. Pale neutral units topped with granite offer plenty of storage and workspace. A central island offers a casual seating area to perch and enjoy a glass of wine as dinner is prepared. Double electric ovens, a warming drawer, and a grill are all built-in, and there is an integrated dishwasher for clean-up afterwards.







You couldn't wish for a better space to entertain friends and family and enjoy fun-filled gatherings long into the night, with space for dining and an archway leading into the bar. Enjoy the role of the landlord or lady of your very own establishment.

"We've had some amazing parties in this property. The bar has been great fun, and the guests can socialise and mingle between here and the gardens."

The utility room has space for the washing machine, tumble dryer, and an American-style fridge freezer, freeing up storage space in the kitchen.

Rest And Relaxation...

Bi-fold doors slide open to access the light and airy living room. Additional bi-folding doors to the conservatory create a seamless connection to the gardens. Guests can spill out onto the decking and landscaped gardens on sunny days. Equally, close the doors to this room and turn on the gas fire for a cosy evening on the sofa.







"It is so airy and open, but it is still possible to close off the rooms and make it feel lovely and cosy."

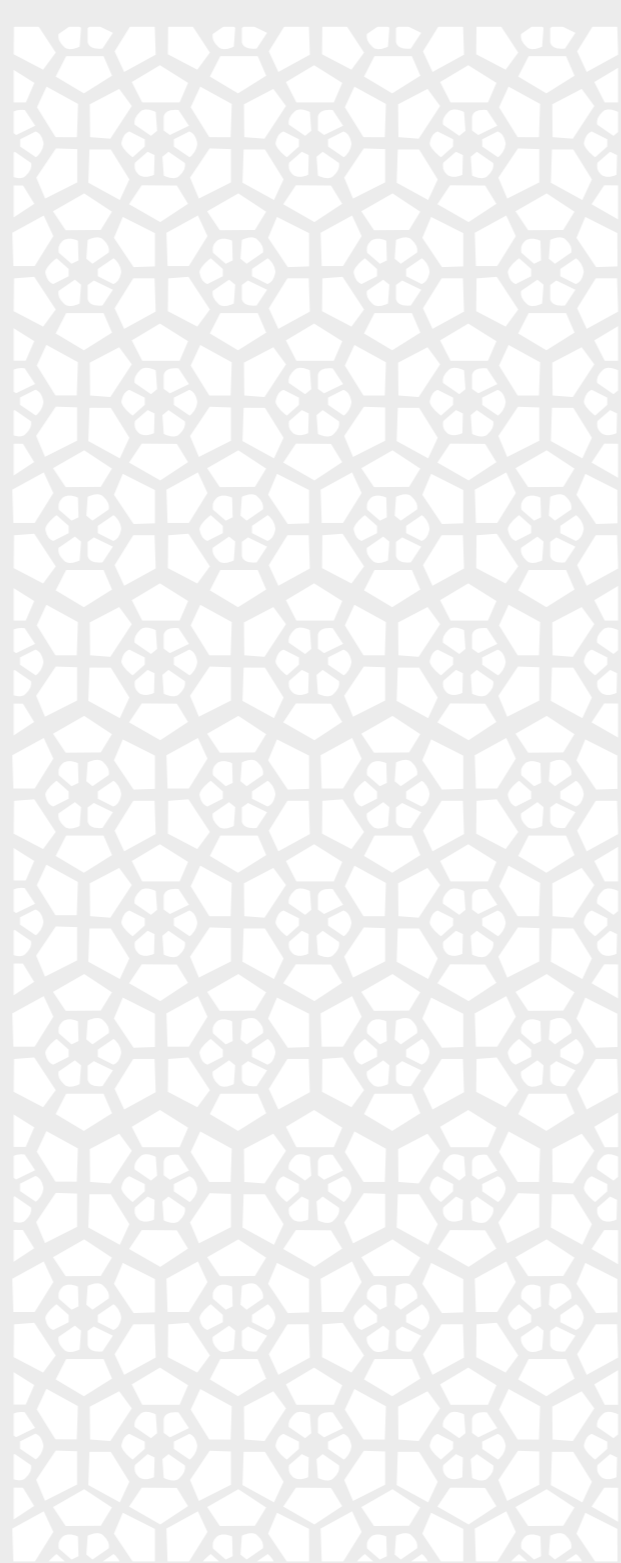


Sunlight pours in at every angle as the gentle breeze blows through the trees and shrubs surrounding the gardens' perimeter. Bespoke, removable sun shades provide UV protection from the sunlight and some welcome shade when the temperatures rise.

Flexible living...

At the front of the property is a separate, self-contained annexe on the ground floor with its own front door. This tremendous asset provides a healthy income from short-term lets or could be an excellent granny annexe.

You will find a large double bedroom with a bay window looking out to the front of the property and a shower room with a shower cubicle, WC and wash hand basin. There is also a kitchenette so guests can prepare their own food and a connecting door into the main house, which can be locked to keep things separate.



Time for bed...

The house bathroom is spacious and has a bath and separate shower cubicle. There is also a WC, bidet, and wash hand basin in a vanity unit that provides excellent storage. The Velux window ensures natural light.



On the first floor, there are three bedrooms, each with windows that flood the rooms with natural light. The master bedroom has dual-aspect windows with views over fields.





Gorgeous Gardens...

The gardens are lovely, with landscaped seating areas and a swingset with climbing clematis flowering, forming the perfect spot for an aesthetic photograph or two. Facing Westerly, the garden gets the sun almost all day, with spectacular evening sunsets. Floral blooms fill the borders with colour all year round, making it a relatively easy garden to maintain which won't take up all of your free time. And the veg plot and greenhouse are there for you to grow your own fruit and veg too.







The summerhouse sits at the end of the garden with a window that looks out onto the fields. It is an excellent spot for bird watching or for enjoying a much-needed moment of peace and quiet.



The workshop is complete with insulation, power, light, water, and air conditioning and is ideal for anyone who enjoys hobbies, tinkering around in their spare time, or works from home.





Out and about...

Convenience is at your doorstep at Clovelly. A short stroll on a weekend morning takes you to the nearby bakery for fresh pastries and coffee or the Chip shop for a quick Friday night meal. A corner shop caters to your daily essentials, while supermarkets and large chain stores are just a short drive away. A few miles away, the train station offers an excellent route into London for those who need to commute for work.

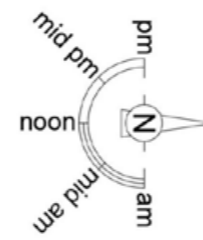
Clovelly is nestled in the heart of the Lea Valley country park, meaning that delightful walks in the fresh air are always available, and Cycle Highway 1 is accessed at the end of the road for cycling routes if you like to get out on a ride.

There are multiple options for schools in the area to cater to children of all ages, and private schooling is nearby.

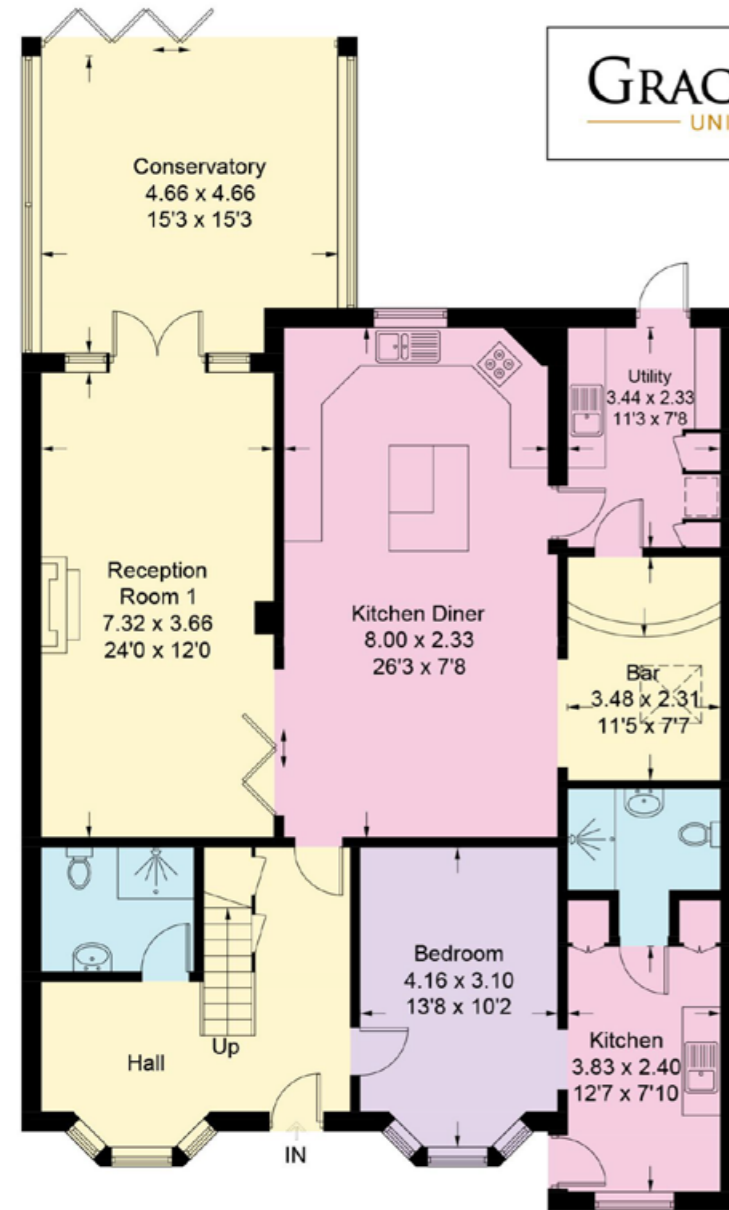
"We've really enjoyed living here; we will leave with a heavy heart. But it is now time for a new family to make their own memories."

St. Leonards Road Nazeing, EN9

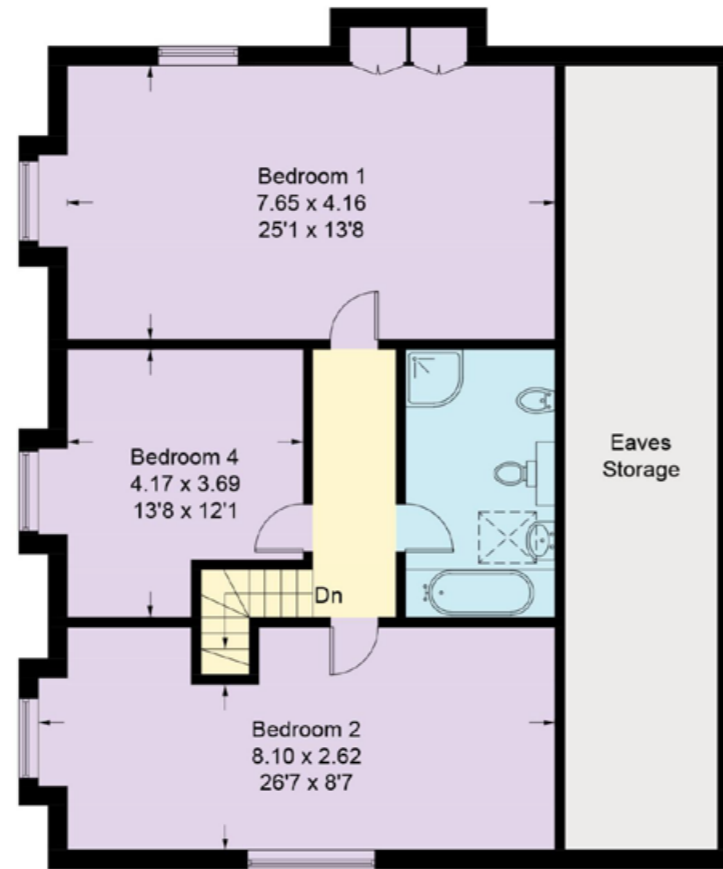
Approximate Gross Internal Area = 253.8 sq m / 2732 sq ft
(Excluding Eaves)



GRACECHURCH
UNIQUE HOMES



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1115252)

Details

- Detached
- 4 Bedrooms
- 3 Bathrooms
- Driveway
- Freehold
- Council Tax Band: F - £3,048.70 p/a
- Borough: Epping Forest
- Annexe currently used for successful Airbnb

Services

- Mains water
- Mains electricity
- Mains drainage
- Gas central heating
- Air Conditioning
- Broadband coverage: Up to 1000Mbps Ultrafast
- Mobile signal/coverage: 5G predicted to be available with: EE, O2

Address

Clovelly
St. Leonards Road
Nazeing, Essex
EN9 2HJ

WHAT3WORDS: ///levels.define.straw

Engery Efficiency Rating			
Score	Engery Rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Very energy efficient - lower runnin costs
Not energy efficient - Higher runnin costs

GRACECHURCH

UNIQUE HOMES

Gracechurch Unique Homes

Ability House, 121 Brooker Rd, Waltham Abbey EN9 1JH

Telephone: 020 3418 0584 | Email: unique@gracechurch-property.co.uk

Website: www.gracechurch-unique.co.uk



Scan the QR Code using a smart phone camera to email us about the property.