



Bryan Bishop
and partners

Carneles Green
Broxbourne, EN10 7QB



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Summary:

Bryan Bishop are delighted to bring to the market this absolutely stunning property, set in the fully rural, wonderfully secluded location of Carneles Green, yet only a few minutes drive from the bustling town of Broxbourne. This unique Grade-II and idyllic home started life as a lovely country cottage and has now been sympathetically and stylishly expanded and extended into a beautiful country house, offering all the facilities that a modern family requires yet maintaining a real period feel, and all set in a stunning location in which houses very rarely becomes available. This is a real "once in a lifetime" opportunity to live in the countryside yet stay connected to the useful facilities of a large town, and get into London Liverpool Street in twenty seven minutes by train, or onto the London Underground network within thirteen minutes.

Accommodation:

The original entrance doorway opens into the large, linked dining room and living room, which form the major part of the original cottage ground floor, with both spaces merging seamlessly around the large central chimney. On one side is a lovely open brick built hearth and an ornate curved brick lintel. On the other side an old oak lintel frames a wood burner sitting on an attractive slate base. Well lit by multiple windows on all four aspects and with glazed double doors opening onto the garden at one end this is a truly flexible and attractive area that could fulfil a myriad of functions, easily adapting to your own lifestyle needs. Painted beams set into the ceiling provide an elegantly stylish link from old to new.

On the side of the dining room is a good sized study/office offering excellent privacy yet well connected to the main living area and nicely lit by two opposing windows. If a work from home solution was not required this would make a wonderful library/reading room.

To the side of the house is a pretty timber framed porch, easily accessed from the front path and rear driveway, and the door within it is currently used as the main point of ingress. It opens onto a lovely hallway which provides access to the living room, downstairs bedroom/family room and kitchen/dining room.







GROUND FLOOR

Living Room 13'3" x 16'4"

Dining Room 9'6" x 16'4"

Study 6'1" x 9'4"

Inner Hallway

FIRST FLOOR

Landing

Bedroom One 17'9" x 20'6"

En-Suite

Bedroom Two 13'8" x 16'4"

Bedroom Three 12'11" x 16'4"

Family Bathroom

EXTERIOR

Garden

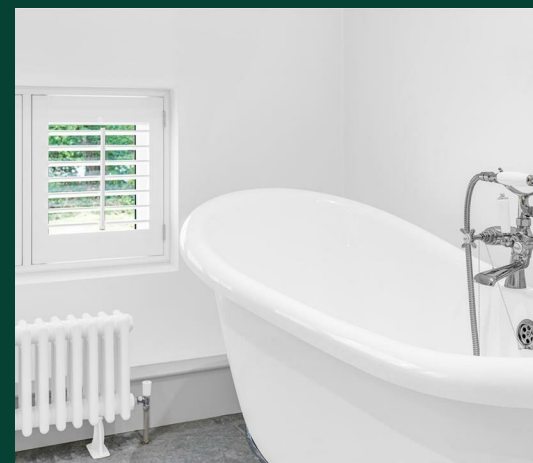
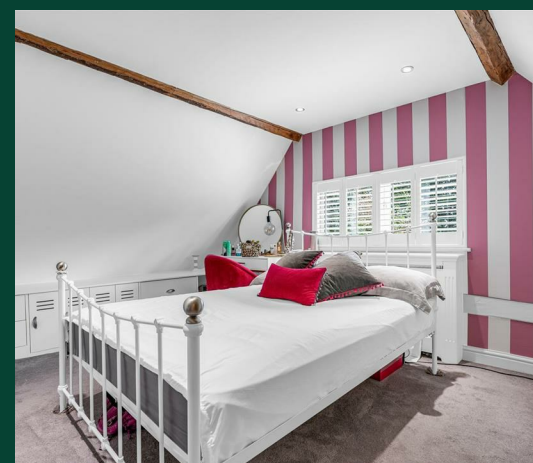
Driveway

Triple Garage 18'1" x 27'4"

Games Room 12'11" x 26'10"

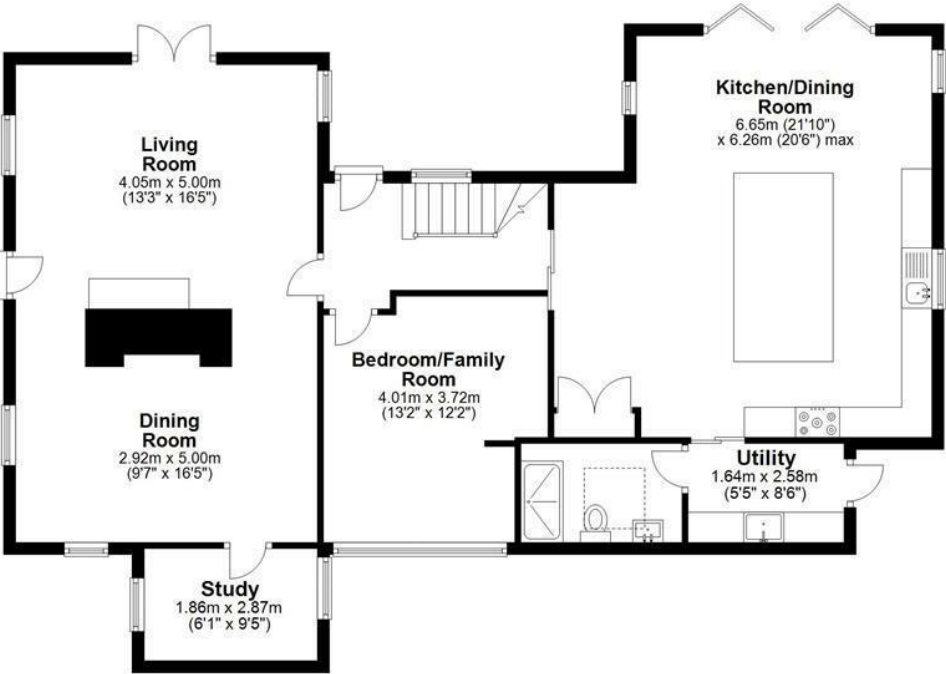






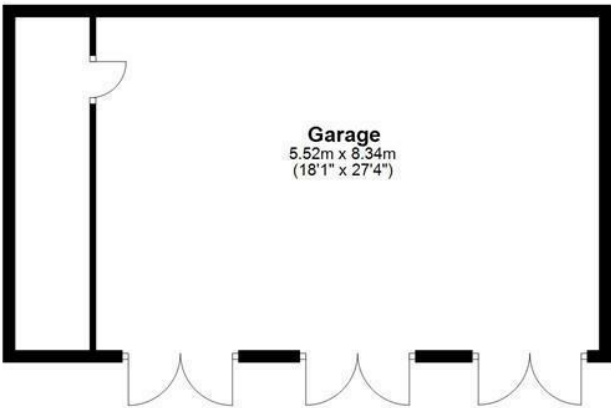
Ground Floor

Approx. 114.7 sq. metres (1234.3 sq. feet)



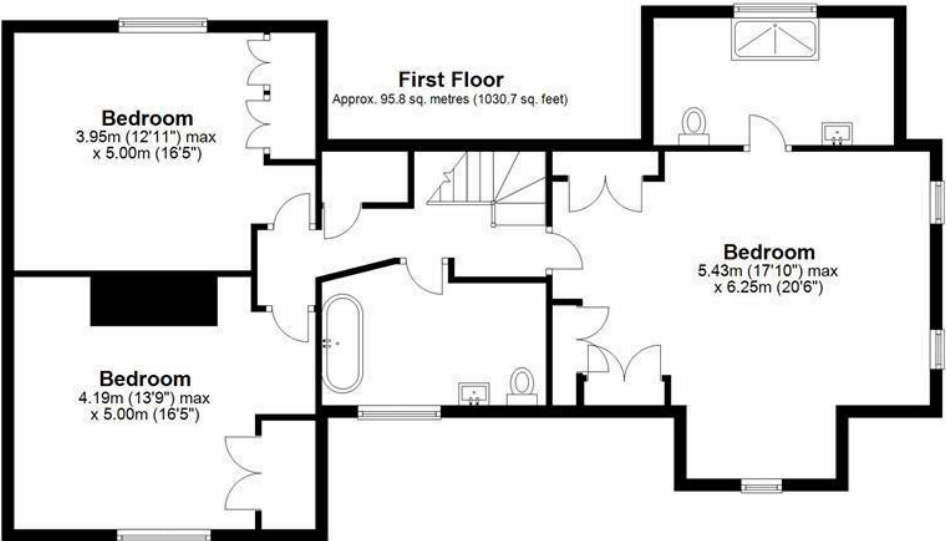
Outbuilding Ground Floor

Approx. 53.4 sq. metres (575.2 sq. feet)



First Floor

Approx. 95.8 sq. metres (1030.7 sq. feet)



Outbuilding First Floor

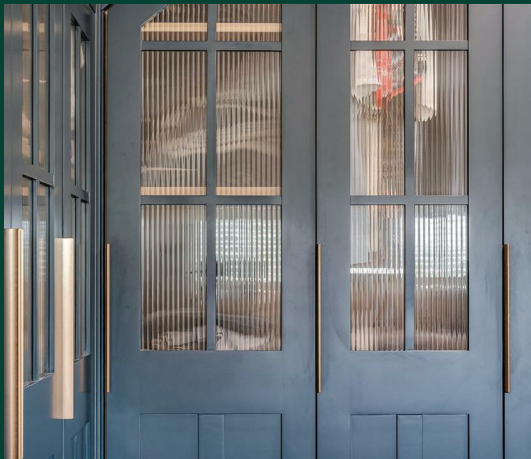
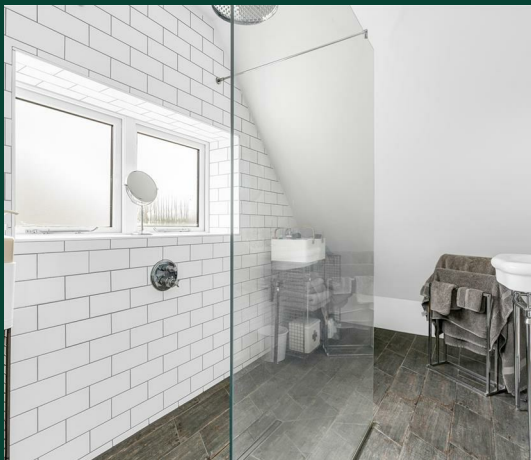
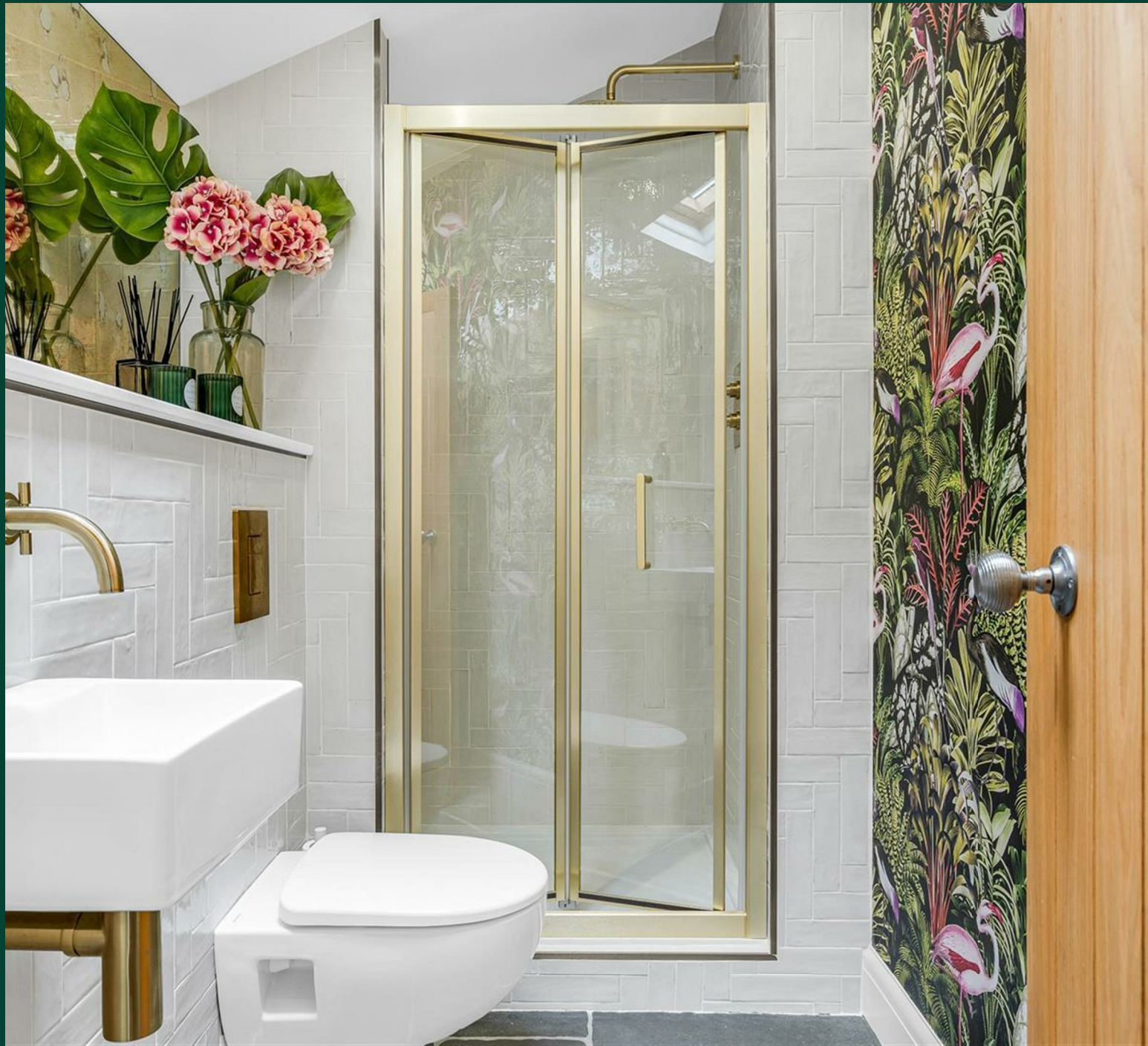
Approx. 32.3 sq. metres (347.3 sq. feet)



Total area: approx. 296.1 sq. metres (3187.4 sq. feet)

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		









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