



Church Lane | Broxbourne | EN10 7QE

A quintessential Grade 1 Listed Mews Cottage in the Grounds of Wormleybury Manor which was rebuilt in 1734 in a parkland setting of around 40 Acres of land with a Five Acre Lake. The main house has been divided into a number of individual Apartments, with this property is situated in a gated cobbled mews.

The cottage has an entrance door leading into a Hallway with an interesting door with side panel windows leading to the Dining Hall, Kitchen and a spacious Sitting Room. Leading from the Sitting Room is a Hallway that leads to a Shower Cloakroom and a large Bedroom with a separate door to the Courtyard. Upstairs in the property is Main Bedroom with triple aspect windows and a door to an EN-Suite Bathroom. The Second Bedroom has its own En-Suite Shower Room and has a Dressing Room/ Office.

There is a paved area which is for the Private use of the owners of the cottage to enjoy the evening sunshine or to entertain friends alfresco. There is a large Double Garage reputed to be built to fit a Rolls Royce, Communal Parking and use of the extensive Parkland Walks and Lake.

Broxbourne Borough Council : Tax Band G : Freehold + Maintenance Charge For House £750 Per Annum: Maintenance For Land & Lake £1250 *(to be confirmed)

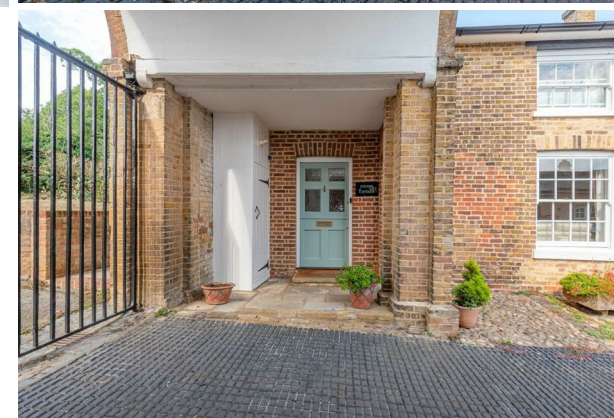
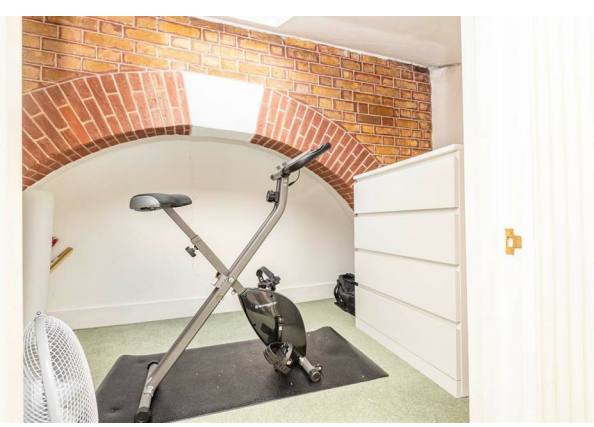
NEAREST STATIONS :

Broxbourne Station 1.5 miles : Cheshunt Station 2.3 miles : Theobalds Grove Station 2.9 miles

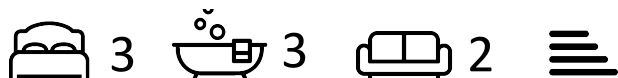
Measured from the center of the postcode in a straight line.

- Mews Cottage
- Access to 40 Acres
- 3 Bathrooms
- Manor House Development
- Grade 1 Listed Property
- 2 Reception Rooms
- Parkland Setting
- 3 Double Bedrooms
- Double Garage





Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure: Freehold
 Council: Broxbourne Borough Council
 Tax Band: G





COTTAGE

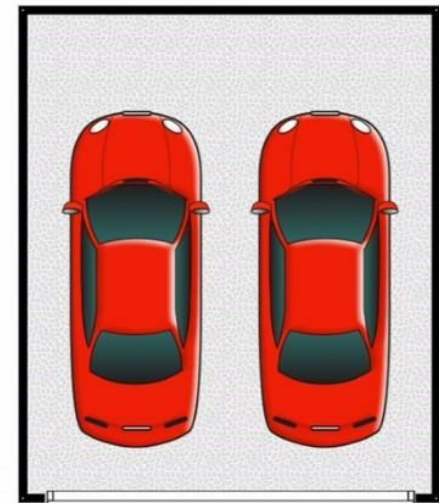
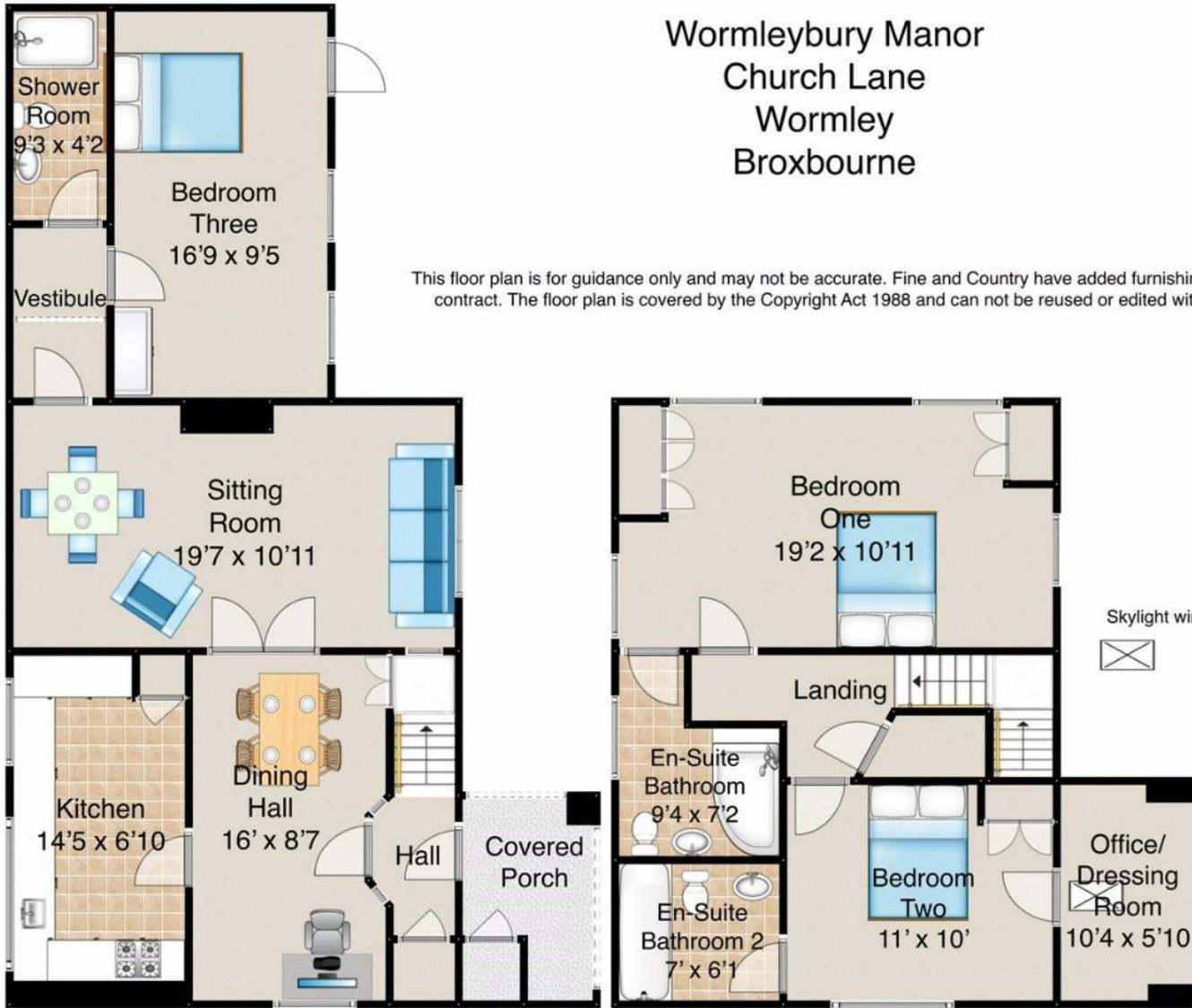






Wormleybury Manor
Church Lane
Wormley
Broxbourne

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Double Garage
19' x 16'1"



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