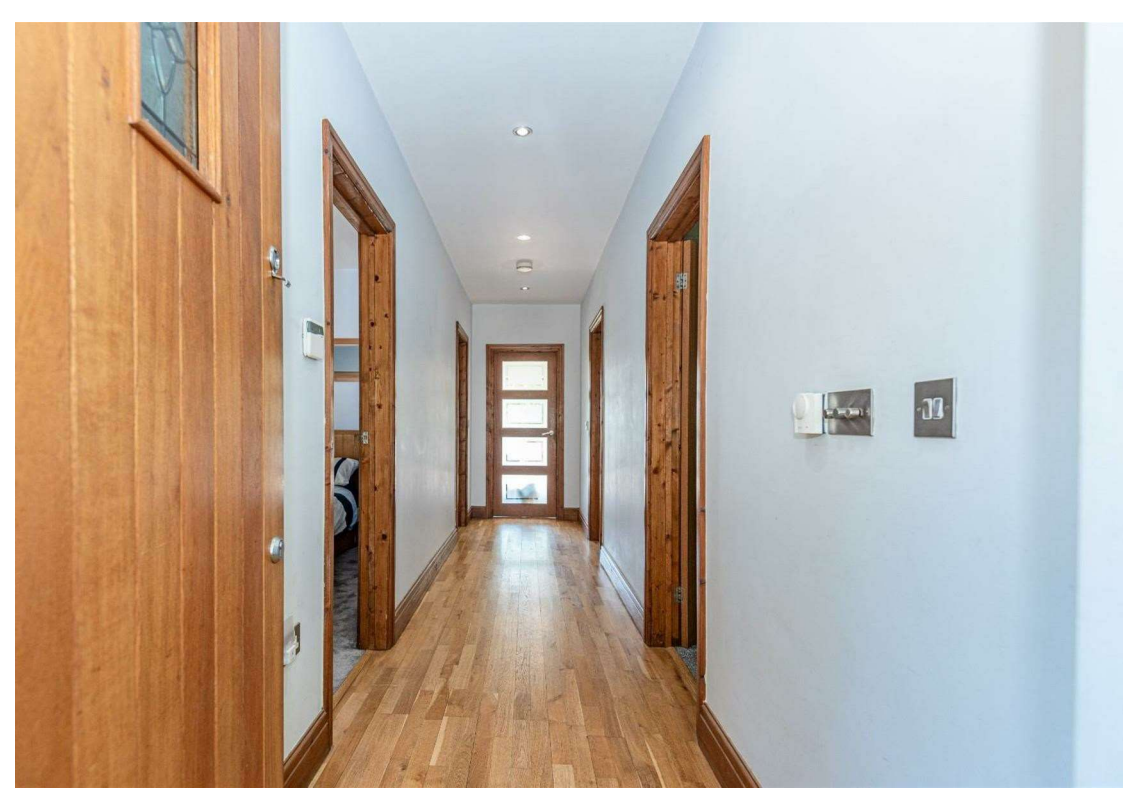




**FINE** & **COUNTRY**

Hamlet Hill | Roydon Hamlet | CM19 5LA | £1,250,000





# Hamlet Hill | Roydon Hamlet | CM19 5LA

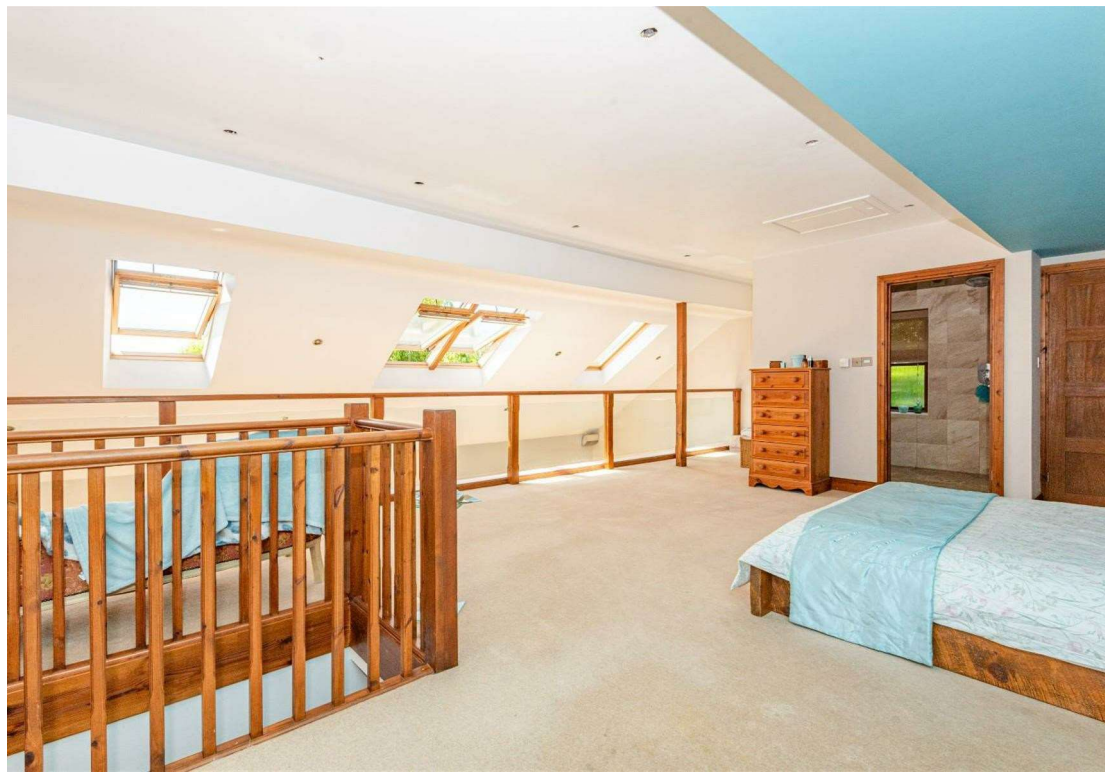
Designed and built by the current owners creating a stunning retreat and boasting some of the finest views in the area. Summer House offers a vast amount of accommodation both inside and out. The main house is a well planned contemporary property with two large bedrooms on the ground floor served by a beautiful family bathroom. The whole of the rear of the ground floor is comprised of a large area of open accommodation which includes bi-folding doors that open out and extend the living space to a large decking area. This room is south facing and has been cleverly designed into two zones. The kitchen is a grand area with beautiful high gloss wall and base units that wrap around to a breakfast bar. The principal bedroom incorporates the entirety of the first floor and forms a mezzanine above the accommodation below. This bedroom is a large area with use of a en-suite wet room and walk in wardrobe.

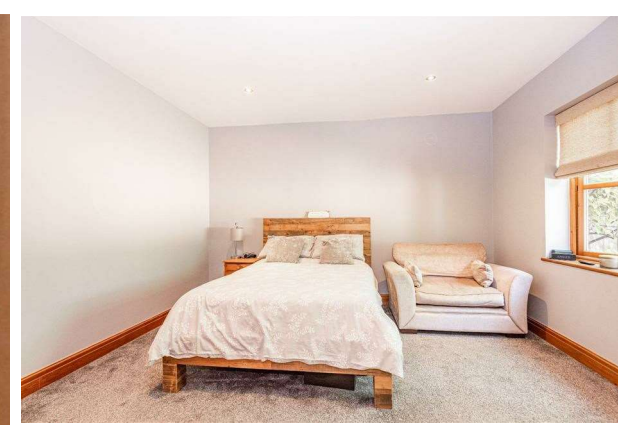
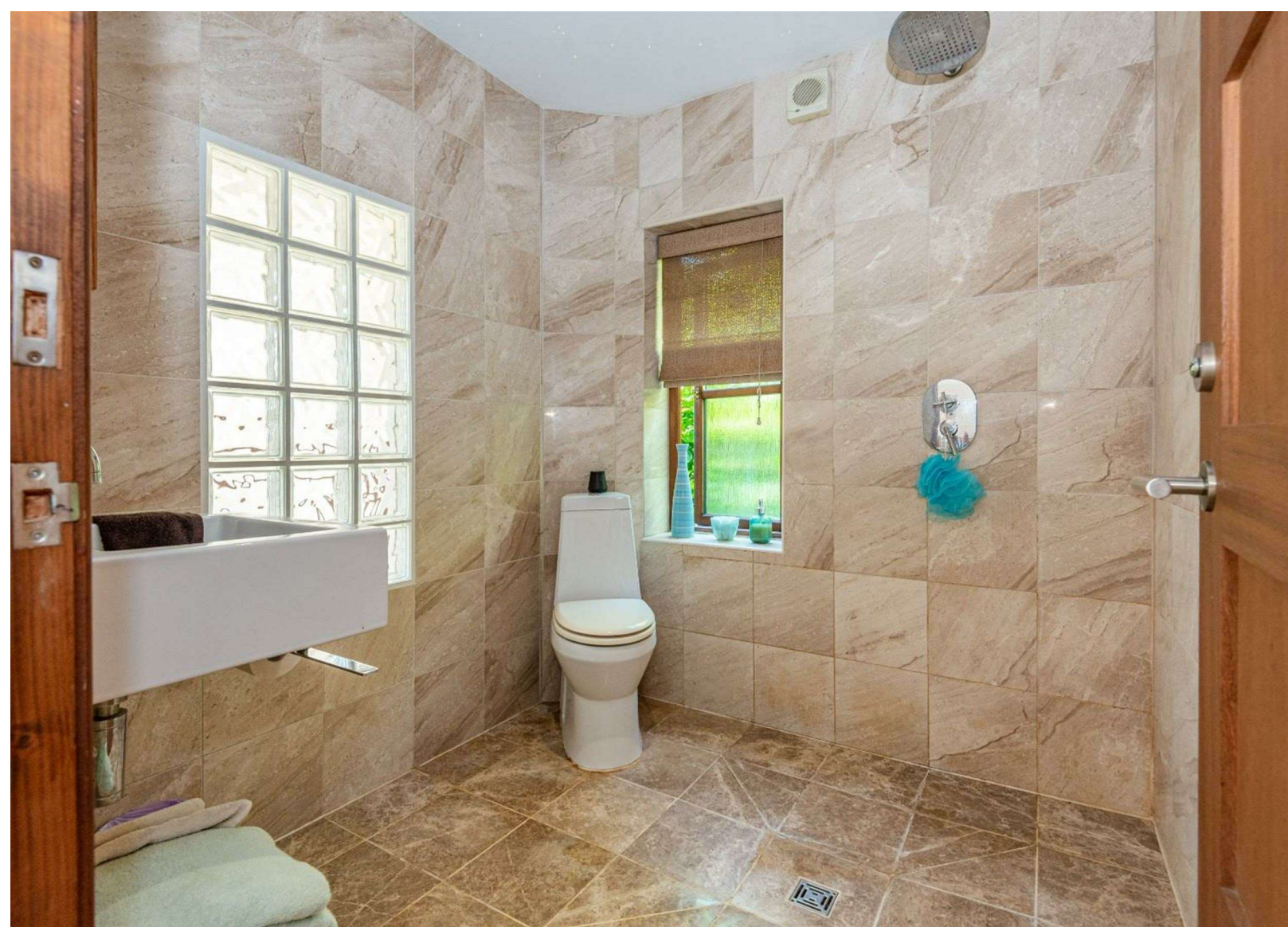
To the rear of the 1.25 acre plot is the summer house, perfectly positioned to take in the unrivalled views on offer at this property. The summer house itself has a sitting / bedroom area with a kitchenette and en-suite shower room.

The house is set back from Hamlet Hill and located behind electronically operated gates that open onto a large driveway. To the side of the property are manual gates opening to further parking area. There is a large double garage / utility room to the side of the main house. Above this garage is a home office with cloakroom. A south facing plot extends the land to 1.25 acres with panoramic views of Nazeing and into London. At the far side of the plot there is a wonderful summer house with open veranda and Jacuzzi; the perfect spot to take in the views and enjoy the stunning sunset.

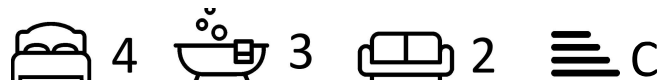
There is outline planning permission passed to extend the current property creating two additional reception rooms with additional accommodation on the first floor of two bedrooms and a bathroom above.

- Stunning Views
- 1.25 Acres
- Detached House with Open Plan Living
- Detached Double Garage & Home Office
- Detached Studio with Jacuzzi
- Gated Driveway
- Under Floor Heating
- Planning Permission to Extend
- 3 Double Beds + Studio





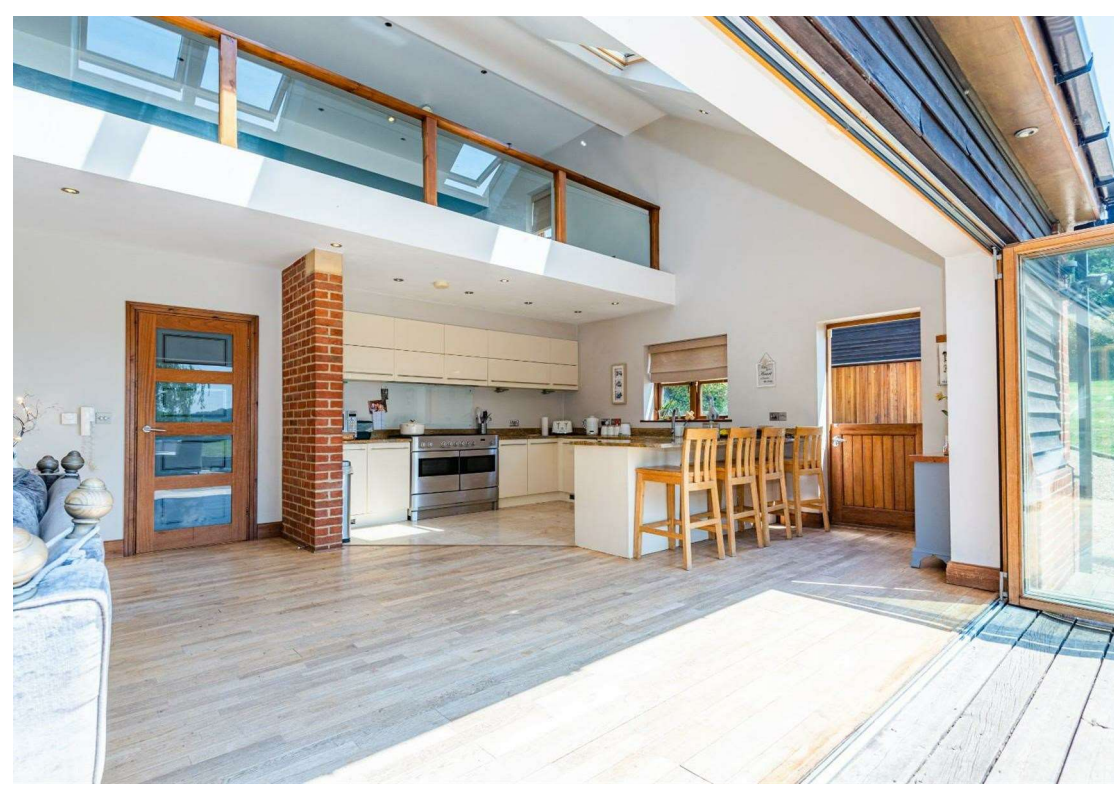
**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be 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: Epping Forest  
 Tax Band: G







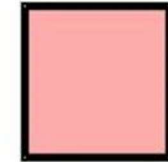




# Hamlet Hill Roydon Hamlet



Detached Self Contained  
Studio Bungalow

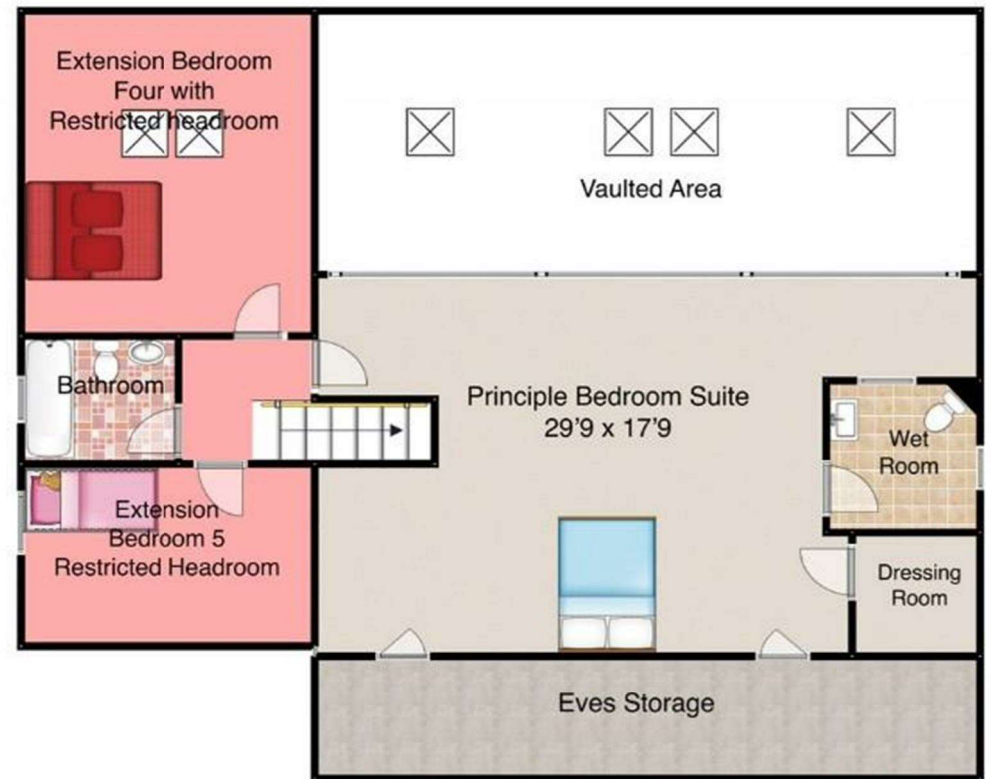


Denotes a visual guide  
To planning extension  
EPF/2277/22  
Not to Scale

This floor plan is for guidance only and may not be accurate. Fine & Country have added furnishings as a visual guide only and will not be included in any contract. The floorplan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Fine & Country Hoddesdon.




Denotes Skylight  
Window



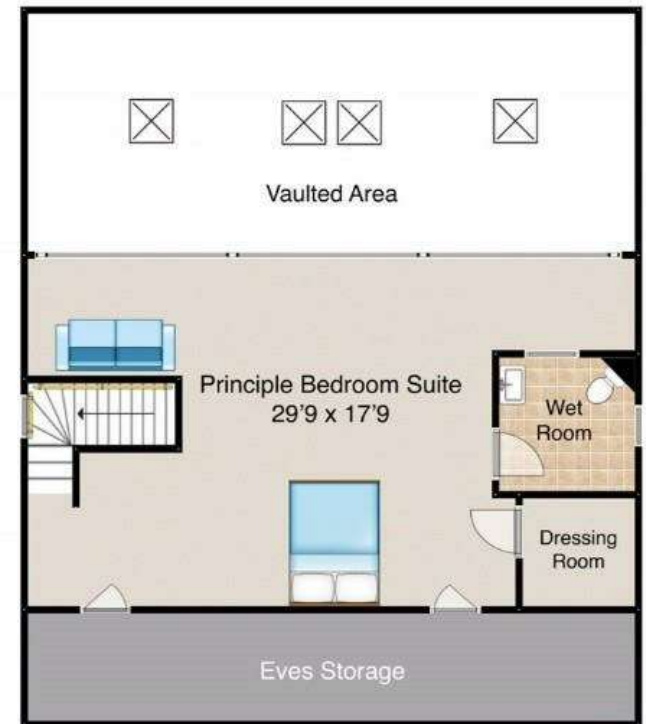
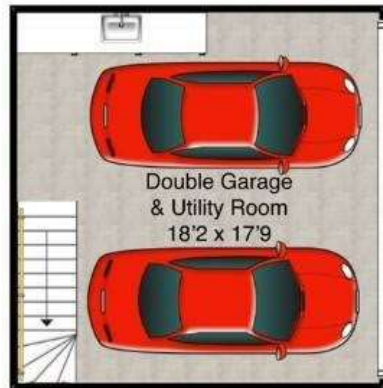
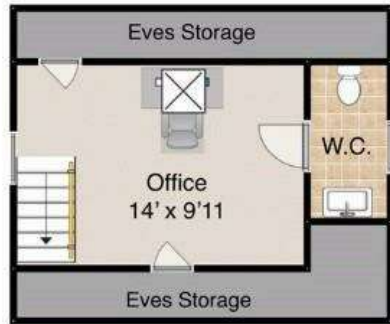
Hamlet Hill  
Roydon Hamlet



Detached Self Contained  
Studio Bungalow

 Denotes Skylight Window

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**Fine & Country Cheshunt**

1 High Street  
Cheshunt  
Hertfordshire EN8 0TA  
Tel: 01992 631314  
[cheshunt@fineandcountry.com](mailto:cheshunt@fineandcountry.com)  
[www.fineandcountry.co.uk](http://www.fineandcountry.co.uk)

**Fine & Country Hoddesdon**

37 High Street  
Hoddesdon  
Hertfordshire EN11 8TA  
Tel: 01992 449 500  
[hoddesdon@fineandcountry.com](mailto:hoddesdon@fineandcountry.com)  
[www.fineandcountry.co.uk](http://www.fineandcountry.co.uk)

