



FINE & COUNTRY

Church Lane | Broxbourne | EN10 7QE | £600,000





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Idyllically located in a historic Grade 1 Listed mansion house in 9 acres of formal gardens, this two double bedroom split level apartment also boasts shared grounds of the 45 acre Parkland Estate with fishing lake. Conveniently located on the outskirts of Broxbourne to the North of the M25 on the A10. The main property has several features showing off the uniqueness of this home. This is evident when you enter through the immense Portico entrance of the Manor House with double opening security doors to the magnificent entrance vestibule with atrium stairwell and easy rising stairs to the first floor. The staircase having a beautiful dome glazed ceiling, attractive Antonio Zucchi from the 18th Century oil paintings and decorative Robert Adam mouldings which add to the grandeur of the Manor House.

The individual apartment has an entrance hall, cloakroom, modern kitchen and a living/ dining room with impressive 12'10 ceilings, large dual aspect windows with working shutters and a feature fireplace. Upstairs there is a Principal Suite with a bedroom area with fitted wardrobes, a window seat that overlooks the courtyard homes to the side and a modern high quality en-suite shower room. There is a further double bedroom with a view across the gardens to the front of the Manor House and a family bathroom.

Externally the property has what the original developers back in the 1990's called a Rolls Royce sized double garage and store close to a visitors parking area. The apartment benefits from gas central heating to radiators.

It is easy to see that part of the charm of Wormleybury Manor is the outstanding setting created by conscientiously preserved Grade II listed gardens. At the rear of the Manor house there is a large lawned area complimented with communal BBQ facilities. The views from here are beautiful and extend down towards a large crescent shaped lake. In total there are about 54 acres, all residents of Wormleybury Manor have the rights to use and enjoy. London is an easy commute, either via road through use of the A10, or by rail. Residents benefit from being within close proximity to both Broxbourne & Cheshunt train stations, which is a fast service to London Liverpool Street and Tottenham Hale for tube connections. Furthermore, there are plenty of shopping centres and amenities within a short drive and London Stanstead and Luton Airports within easy reach.

NEAREST STATIONS Broxbourne Station 1.4 miles: Cheshunt Station 2.2 miles:
NEAREST AIRPORTS London Luton & London Stanstead 45mins by car: London Heathrow 55 mins by car
LEASEHOLD PROPERTY: Ground Rent Peppercorn: Lease Length 999 From 1995 (970 Remaining) Maintenance Service Charge £5,869.00

- | | | |
|---------------------------|---------------------------------|-----------------------|
| • Manor House Conversion | • 9 Acre Plot | • Gas Central Heating |
| • Grade 1 Listed Property | • 2 Double Bedrooms | • Large Double Garage |
| • Duplex Apartment | • Extra 45 Acre Parkland & Lake | • Period Features |





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: Leasehold
Council: Broxbourne Borough Council
Tax Band: G









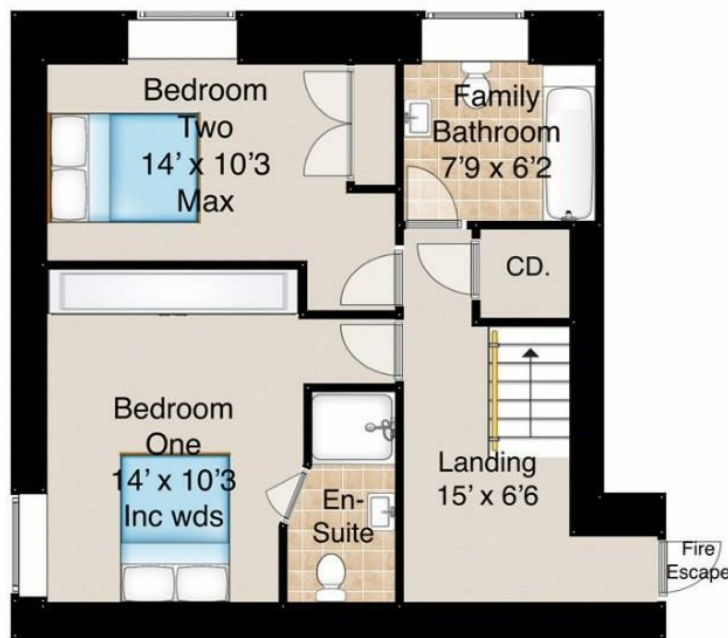


Worleybury Manor
Church Lane
Wormleybury, Broxbourne

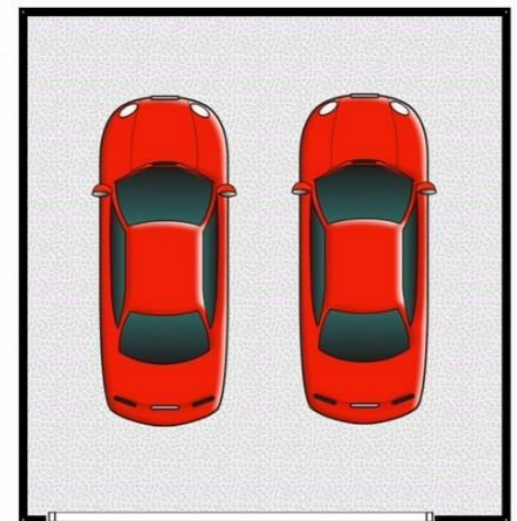
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First Floor



Second Floor



Large Double Garage
20' x 19'2"



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