



FINE & COUNTRY

White Stubbs Lane | Broxbourne | EN10 7PZ | £1,350,000





White Stubbs Lane | Broxbourne | EN10 7PZ

Nestled on the charming White Stubbs Lane in Broxbourne, The Old Forge is a splendid Victorian detached house that beautifully marries historical character with modern living. Spanning an impressive 3,641 (approx.) square feet, this property offers an abundance of space, featuring three elegant reception areas that are perfect for both entertaining and relaxation.

The residence boasts four well-appointed double bedrooms, each with their own bathroom, ensuring comfort and privacy for all occupants. The principle bedroom has a dressing room, bath/shower room and a cot room/storage area. This bedroom is accessed from a minstrel's gallery that looks down onto the magnificent vaulted living room with its character windows and feature fireplace. The heart of the home is undoubtedly the magnificent kitchen/ breakfast room, which is fully fitted with a range of high-quality units and a central island, seamlessly flowing into the dining area and family room. This open-plan design creates a warm and inviting atmosphere, ideal for family gatherings and social occasions. The first floor landing provides an ideal study area with South facing views over the local golf course.

Set within tranquil gardens and grounds, The Old Forge is a peaceful retreat, with lush lawns and well-stocked borders that enhance the natural beauty of the surroundings. The property also offers ample parking for up to six vehicles, making it convenient for both residents and guests.

Having once served as the village forge, this home is steeped in history and charm, providing a unique opportunity to own a piece of Broxbourne's heritage. With its spacious layout, modern amenities, and serene outdoor space, The Old Forge is a perfect choice for those seeking a family home that combines comfort, style, and a touch of history.

As previously mentioned the property is just a short walk from The Hertfordshire Golf and Country Club that has a gymnasium and swimming pool. Broxbourne is popular for its fast and frequent rail service to London's Liverpool Street Station via Tottenham Hale or Seven Sisters where you can pick up the London Underground.

Broxbourne also has a fantastic range of schooling for children of all ages with access to the newly built secondary school at Broxbourne or the Independent schools like Haileybury College or St Edmunds College.

Services Connected
Mains Water, Gas, Electric and a private sewage system, Electric Car Charger.

- Detached House & Garden
- Views Over Golf Course
- 4 Double Bedrooms
- 4 Bathrooms & Cloakroom
- 3 Reception Areas
- Kitchen/Breakfast Room
- Gas Central Heating
- Double Garage & Driveway
- Study Landing
- Vaulted Living Room

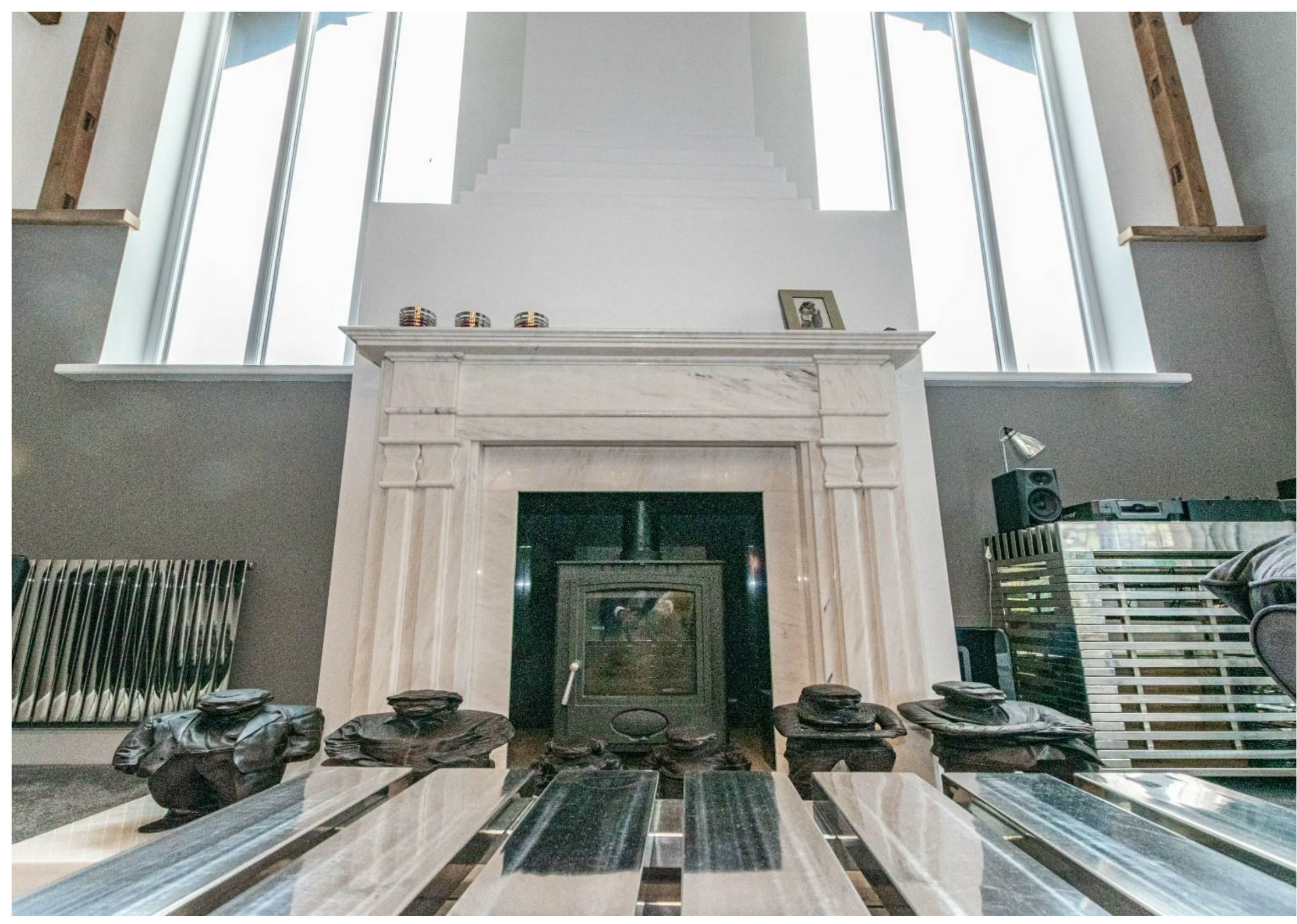




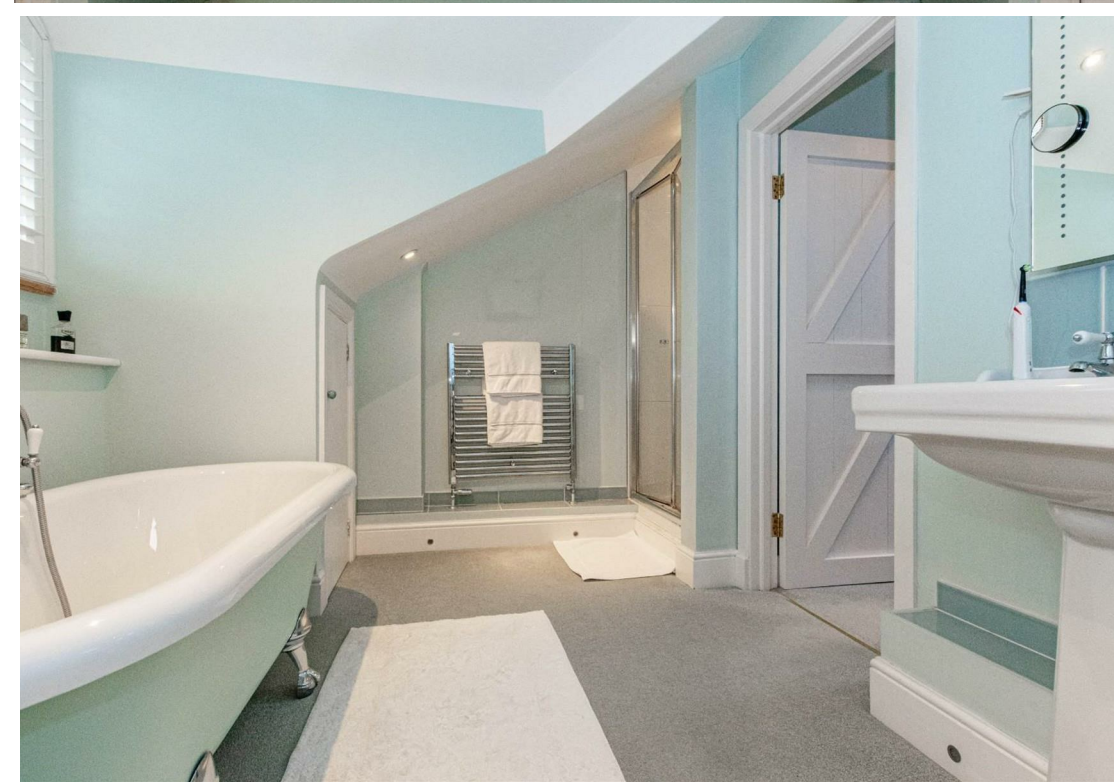
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered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

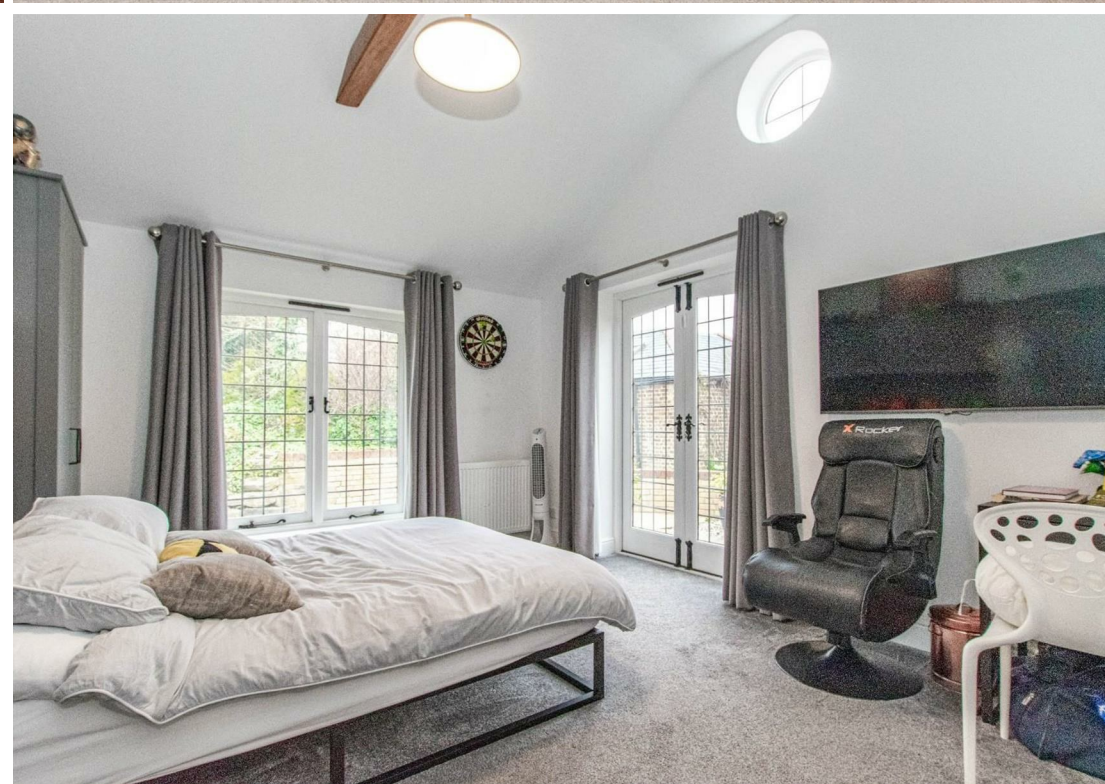
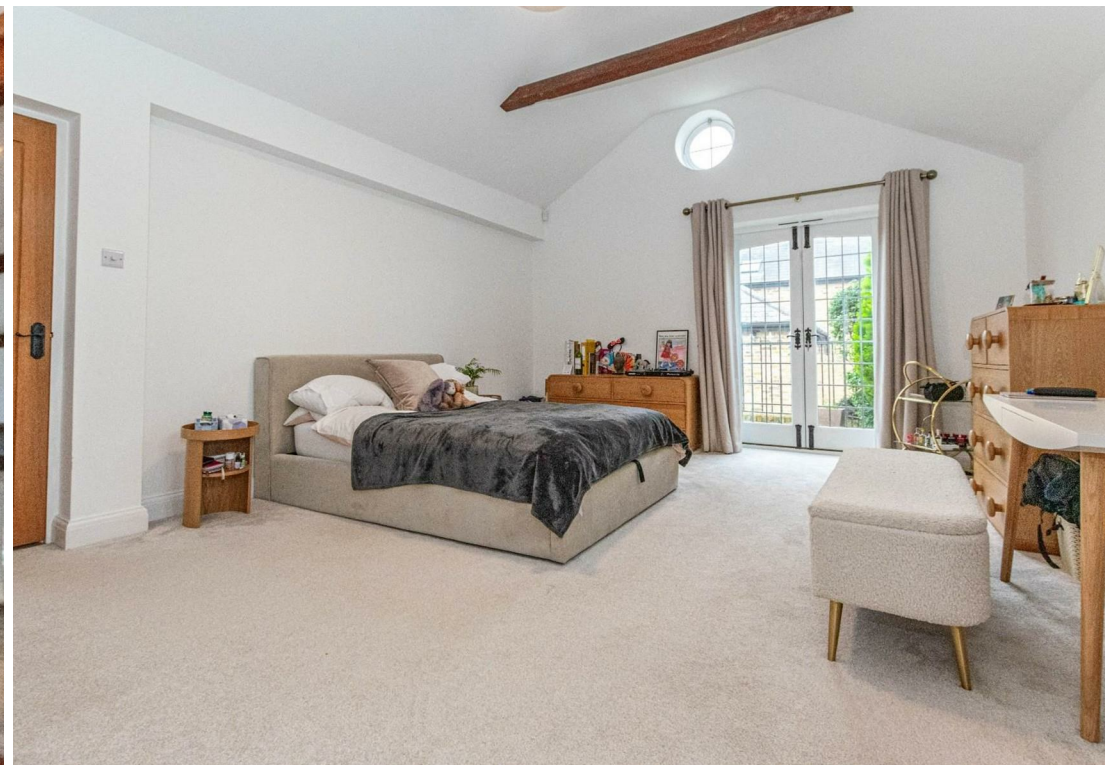


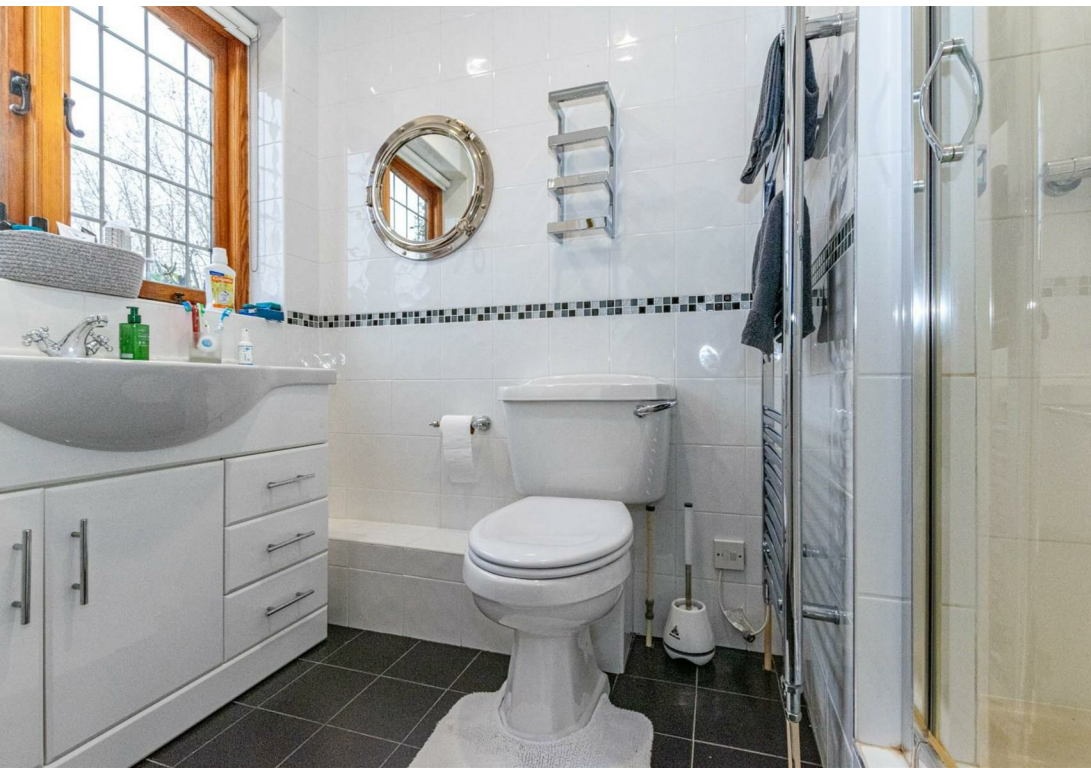
Tenure: Freehold
Council: Broxbourne Borough
Tax Band: G





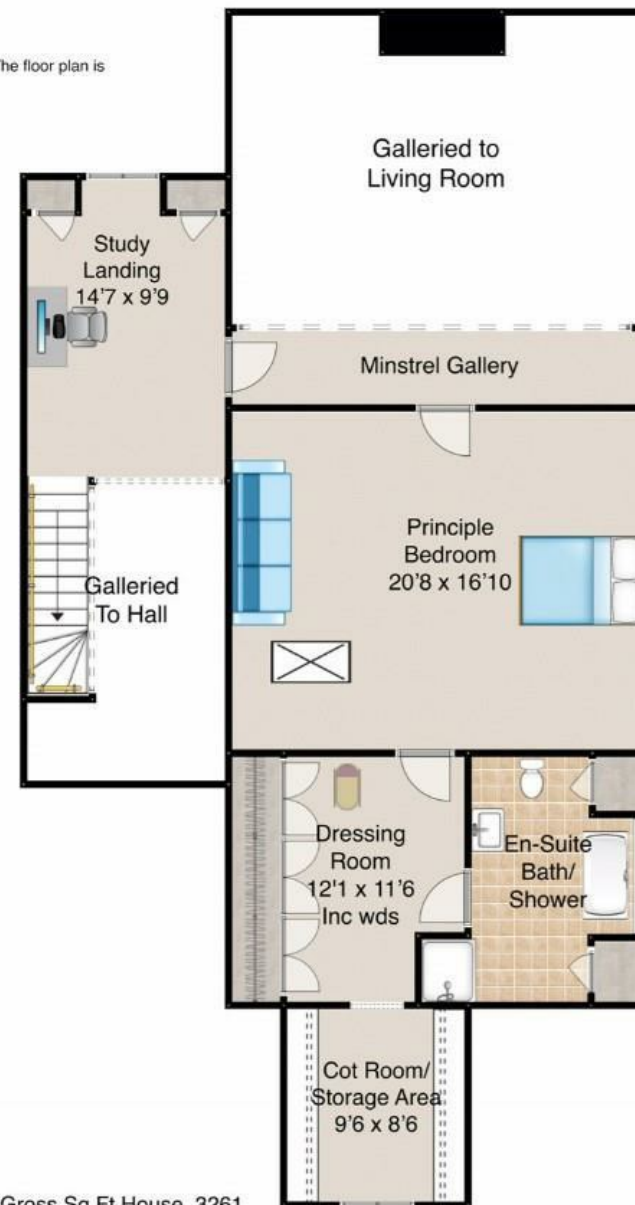
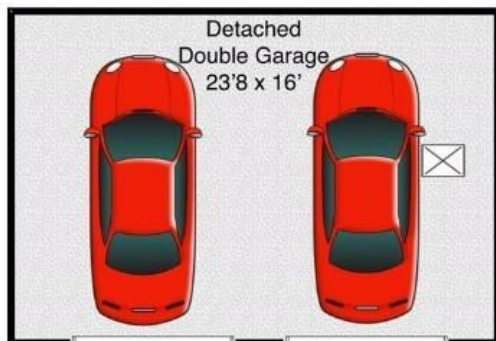
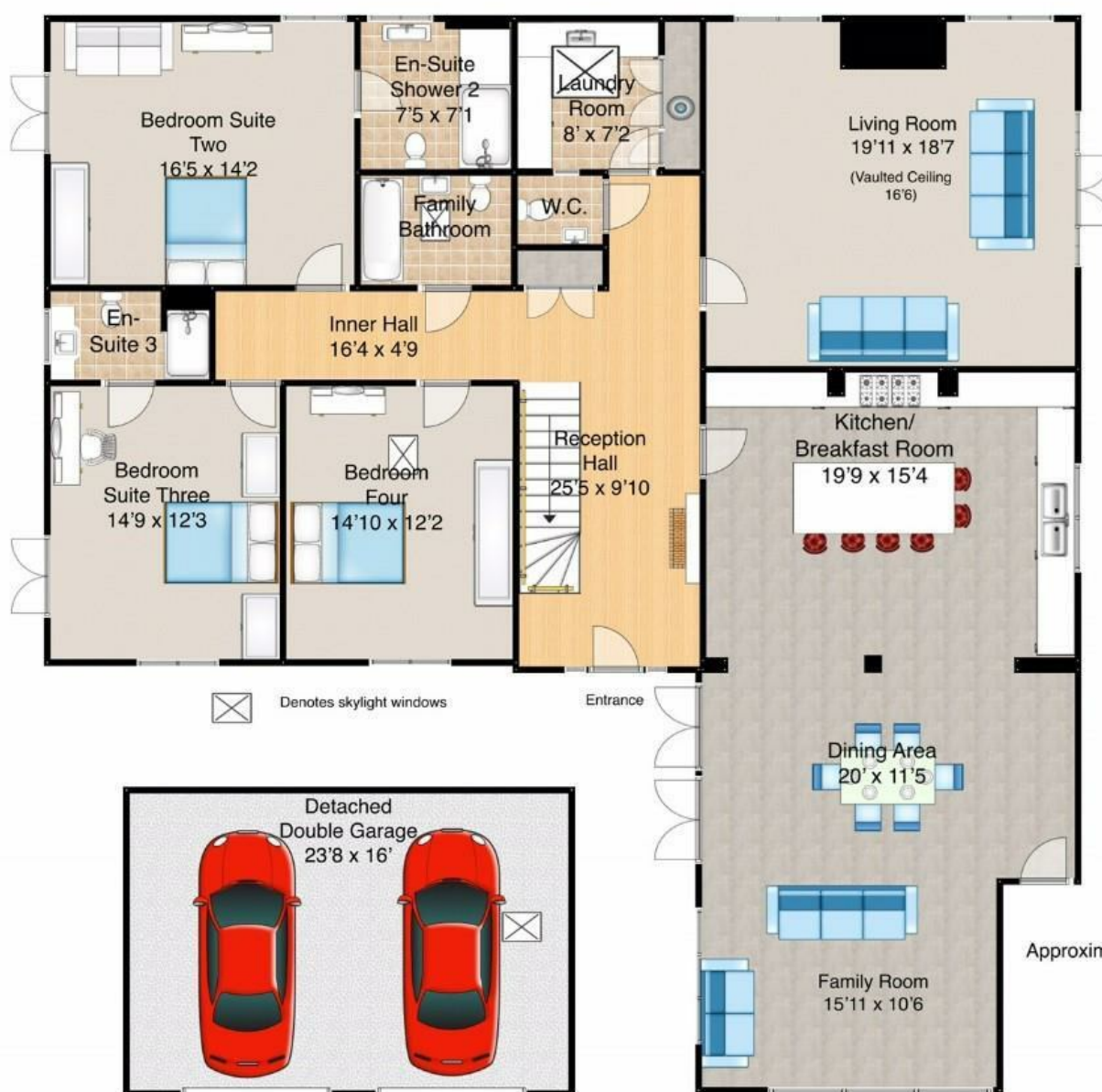






The Old Forge White Stubbs Lane Broxbourne

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Approximate Gross Sq Ft House 3261
Garage. 380
Total 3641



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