



FINE & COUNTRY

Wormleybury Manor Estate | Wormleybury, Broxbourne | EN10 7QE |





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Nestled within the historic Wormleybury Manor Estate, this charming mew style bungalow presents an exceptional opportunity for those seeking a tranquil yet convenient lifestyle. Built in 1996, this delightful property spans 1,124 square feet (inc the double garage) and features two spacious double bedrooms and two well-appointed bathrooms, making it ideal for both families and professionals alike.

The bungalow boasts a generous reception room that invites natural light, creating a warm and welcoming atmosphere. One of the standout features of this home is its enchanting communal grounds and 5 acre lake which provides a serene backdrop for relaxation and outdoor entertaining.

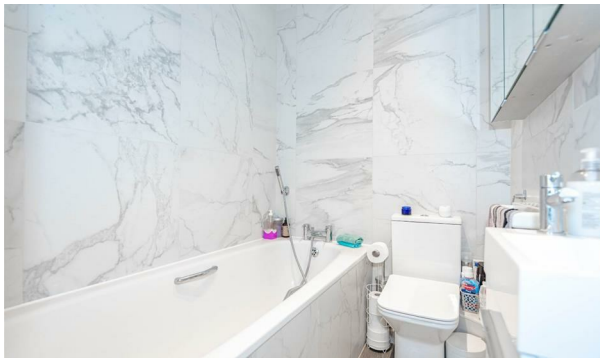
Wormleybury itself is steeped in history, with roots tracing back to at least 1525. The current Grade I listed neo-classical manor house, constructed in 1767 and later enhanced by the esteemed architect Robert Adam, adds a unique character to the estate. The surrounding forty-acre grounds, which include a five-acre lake, are designated by English Heritage as a site of special historical interest, offering a sense of heritage and beauty.

Despite its peaceful countryside setting, this property is conveniently located just a short drive from various towns, where residents can enjoy a diverse array of shops, international dining options, and sporting facilities. For those commuting to London or the Home Counties, excellent transport links via both road and rail ensure that you remain well-connected. Broxbourne Station is 2.1 miles away with links to Liverpool Street in under 35 minutes.

The property has mains gas,electric and water connected . The drainage is managed through the management company to a sceptic tank. The property has a maintenance charge of £1650 per annum and management fee for the grounds £750 per annum (reviewed annually).

- Mews Bungalow
- Built around 1996
- Popular Wormleybury Manor Estate
- 40 Acres of Communal Gardens
- Includes a 5 Acre Lake
- 2 Bedrooms with Wardrobes
- 2 Bathrooms
- Kitchen/ Breakfast Room
- Double Garage



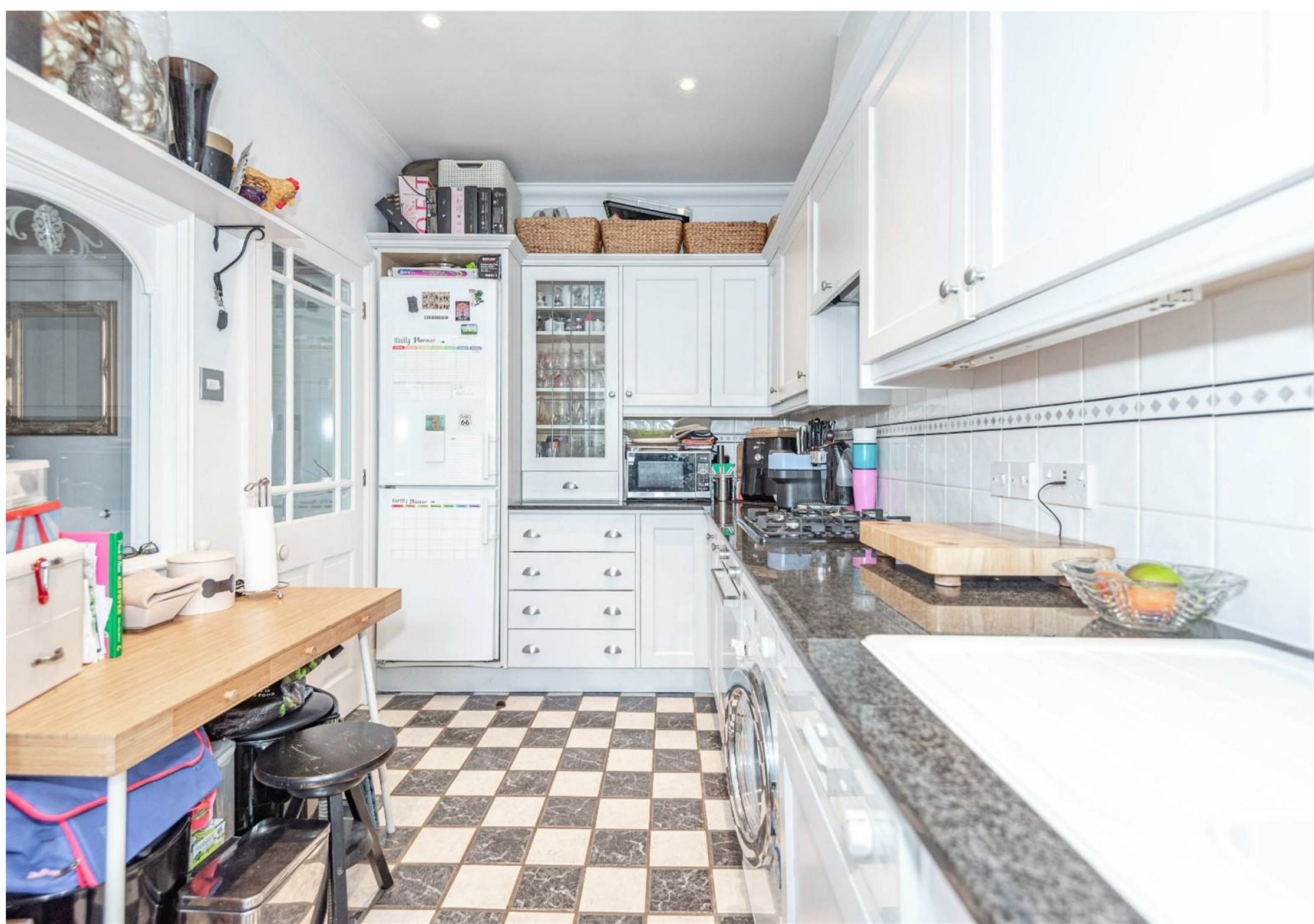


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Tenure: Freehold
Council: Broxbourne Council
Tax Band: G



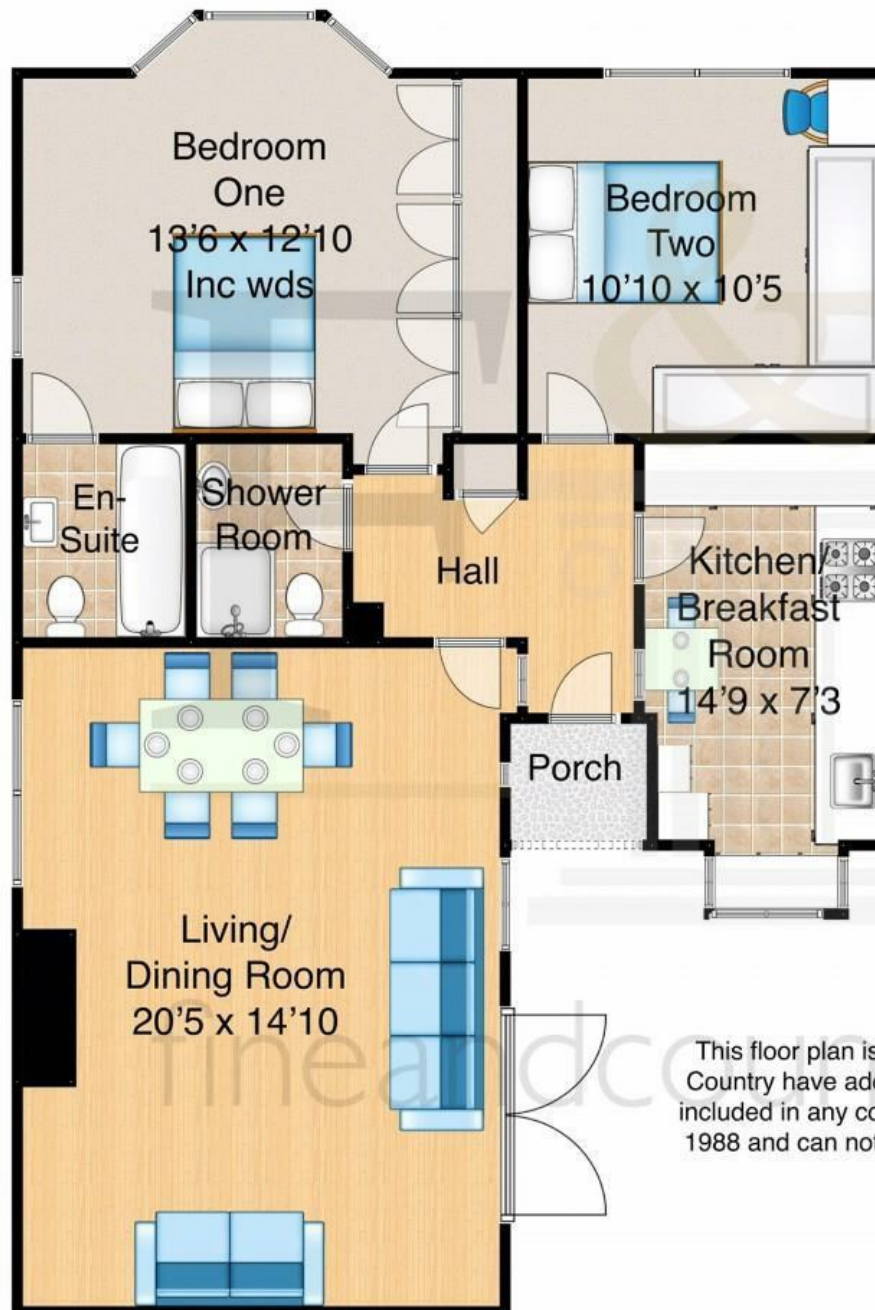








Magnolias
Wormleybury Manor
Worleybury
Broxbourne



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