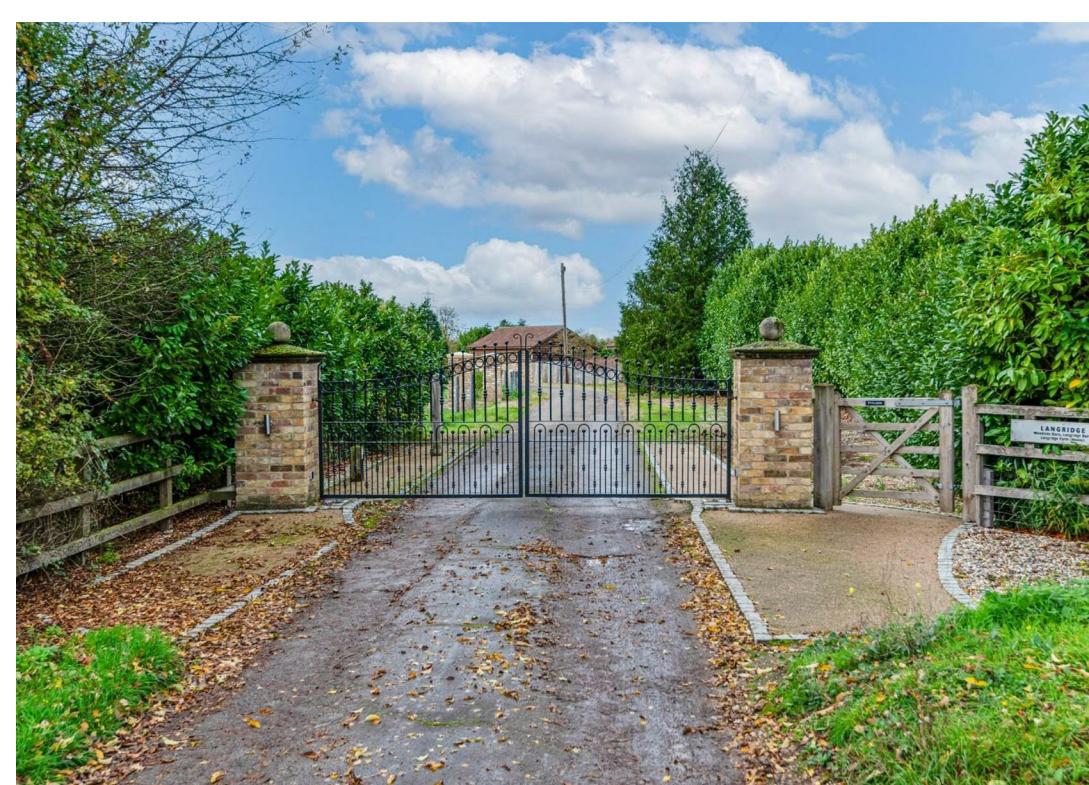




FINE & COUNTRY

Paynes Lane | Nazeing | EN9 2EY | £1,850,000





Paynes Lane | Nazeing | EN9 2EY

Nestled in the picturesque private road of Paynes Lane, Nazeing, this remarkable detached house offers an exceptional blend of character and modern living.

Converted in 2001, this spacious residence spans an impressive 6,676 square feet (house, annex & outbuildings) and is set within over 6.3 acres of stunning rural grounds, providing breathtaking views over the Lea Valley Regional Park, this home offers space, serenity and sophistication in equal measure.

The heart of this home is a magnificent vaulted sitting room which spans over 34 feet, with exposed oak beams, dual aspect full height windows and a grand brick inglenook fireplace with a log burner.

An expansive 28 -foot fitted kitchen and breakfast room features bespoke oak cabinetry, granite worktops and an AGA, while the adjoining dining/family room with a spiral staircase leading up to a minstrel's gallery/office provides a perfect setting for entertaining, while a utility room, cloakroom and study add to the property's appeal.

Five well-proportioned bedrooms include a principle bedroom with an en-suite bath/shower room with another 4 generous double bedrooms and a supersized family bath/shower room.

Original beams, tiled floors, vaulted ceiling and oak internal doors flow throughout creating a warmth and timeless character.

For those with equestrian interests, the property includes a well-equipped stable block with six stables, a tack room, and a hay barn/tractor store, along with a 40m x 20m flood lit sand and rubber menage and additional hardstanding for horseboxes/vehicles.

The outside space is equally impressive, featuring a large, paved driveway with electric gates, accommodating up to 10 vehicles and a triple cart lodge carport. The rear of the property boasts a spacious patio area, complete with a swimming pool heated with an air source heat pump ideal for relaxation and entertaining along with a detached games room.

Additionally, a self-contained two-bedroom, two-bathroom annex provides versatile accommodation whether for family, guests or staff.

This delightful home is conveniently located just over a mile from Broxbourne station, providing a fast commuter service to the City, making it an ideal choice for those seeking a peaceful rural lifestyle without sacrificing accessibility.

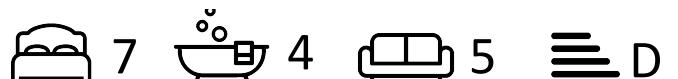
The property has mains electric, private drainage system, private water supply, modern oil fired central heating system to the main house and in the annex gas central heating is via an LPG tank. New Windows and doors installed in 2018.

- 5 Bedroom Detached Barn
- Stables Barn & Menage
- Annex 2 Bedroom 2 Bathroom
- Access to Broxbourne Station
- Triple Cart Lodge/Carport
- Views of Lakes to Rear & Side
- 6.3 acre plot
- Large Gated Driveway
- Games Room & Swimming Pool





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.

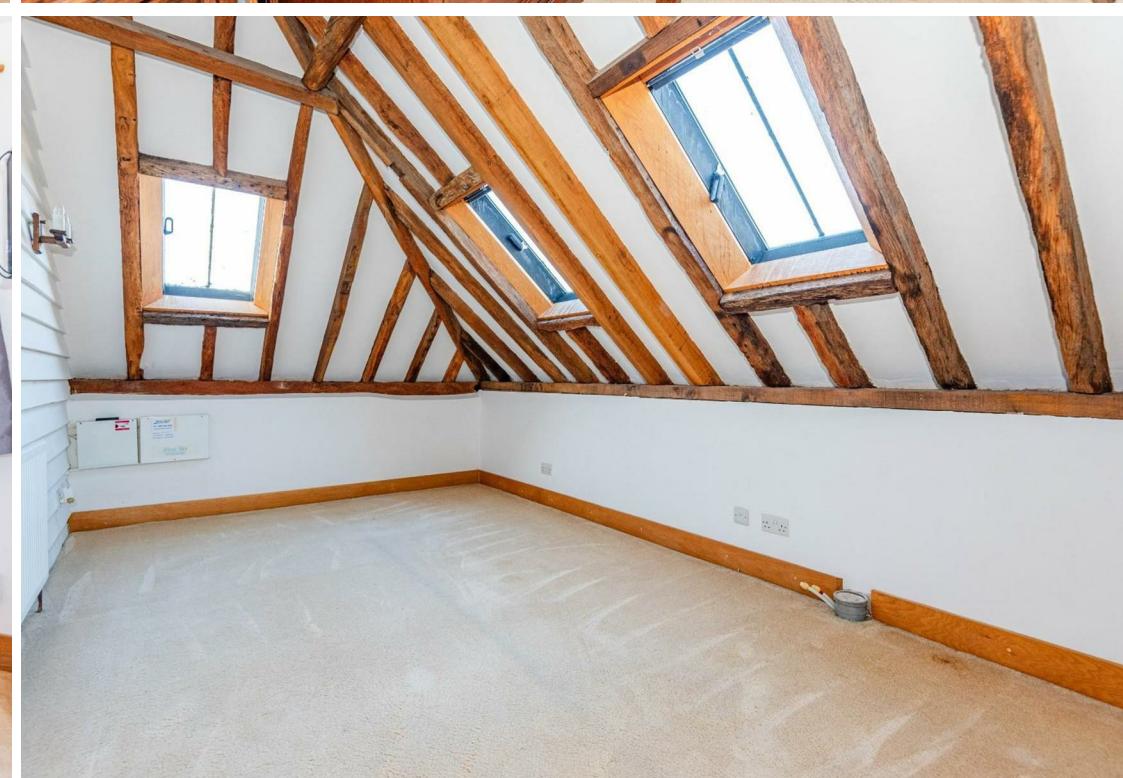


Tenure:
Council:
Tax Band:

Freehold
Epping Forest
G











Paynes Lane, Nazeing



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