



SIMPLY HOMES

Church Lane

Carneles Green EN10 7QB





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Simply Homes are pleased to bring to the market this prestigious five double bedroom, detached family residence with 180-degree views over rolling countryside and of the London Skyline. The home has recently been renovated and is set back off Church Lane, accessed via a deep carriage in and out gated driveway.

The property has been shrewdly designed so that the majority of the rooms profit from dual aspect views out onto the south facing rear garden and the stunning rolling countryside views beyond. The current ground floor accommodations offers an immense 32ft reception hall and 21ft living room, as well as a modern kitchen/diner. The kitchen comprises of a range of base/eye level units, granite worktops, kitchen island, larder, integrated Miele appliances, large bay window and is served by a separate utility. Additionally, there is a family room, fifth bedroom/office with luxuriously fitted shower room and rear aspect sitting/games room. The double garage is also accessed internally, which is currently utilised as a home gym.

To the first floor there are three/four double bedrooms and three bathrooms, each with stunning views both front/rear and vast amounts of built-in storage. The principle suite features a rear aspect balcony, walk-in dressing room and a luxuriously fitted 4-piece en-suite bathroom with Jacuzzi bathtub. The remaining bedrooms are served by an additional en-suite and re-fitted family bathroom.

Externally there is a beautifully private rear garden, predominantly laid-to-lawn, multiple patio areas, mature shrubs/trees as well as a useful storage shed. The current vendor has had a purpose-built studio/annexe constructed, with a kitchenette and cloakroom/WC. The outbuilding has been set up expertly for the use of a recording studio. Returning to the front of the property is a gated, gravelled carriage driveway with landscaped front lawn and access to the double garage.

This idyll represents the best of rural living — open space, greenery and views over rolling countryside — while still allowing easy access to the City. Additionally, there is nearby access to hundreds of acres of Woodland Trust Woods including Broxbourne Woods. These nearby countryside areas represent a fabulous opportunity for walking and cycling.







- Church Lane -

- Ground Floor -

Entrance Porch	
Reception Hall	27'9" x 32'4" (8.48m x 9.86m)
Family Room	14'6" x 9'10" (4.43m x 3.00m)
Kitchen/Breakfast Room	18'8" x 11'9" (5.69m x 3.58m)
Utility Room	
Living Room	21'4" x 18'0" (6.52m x 5.50m)
Office	10'4" x 11'10" (3.17m x 3.61m)
Shower Room	
Sitting/Games Room	19'4" x 21'8" (5.90m x 6.62m)
Integral Double Garage	18'6" x 21'8" (5.64m x 6.62m)

- First Floor -

Landing	
Principle Bedroom	15'10" x 21'10" (4.84m x 6.66m)
Bathroom	
Bedroom Four/Dressing Room	9'10" x 14'9" (3.00m x 4.51m)
Bedroom Two	13'7" x 12'8" (4.15m x 3.87m)
En-suite	
Storage	
Bedroom Three	9'9" x 12'1" (2.98m x 3.70m)
Family Bathroom	

- Exterior -

Private Rear Garden	
Studio/Annexe	15'10" x 12'9" (4.85m x 3.90m)
Carriage Driveway	





First Floor

Approx. 176.6 sq. metres (1001.0 sq. feet)



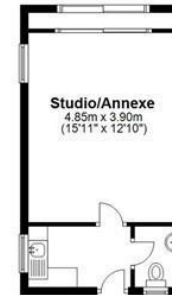
Ground Floor

Approx. 216.8 sq. metres (2333.5 sq. feet)



Outbuilding

Approx. 27.9 sq. metres (300.6 sq. feet)



Total area: approx. 421.3 sq. metres (4535.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.









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