



SIMPLY HOMES

Hoe Lane

Nazeing EN9 2RG





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Summary:

Simply Homes are delighted to bring to the market this absolutely charming 19th Century farmhouse set in substantial grounds on the outskirts of Nazeing. This is a very special property indeed, offering a series of large yet elegant rooms that enjoy an absolute wealth of original features that have been painstakingly preserved and enhanced to offer generously proportioned accommodation that is full of authentic period character yet is also eminently suitable for modern family life. Four very large bedrooms and a stunning family bathroom occupy the first floor of this gorgeous detached residence, whilst the ground floor boasts four spacious reception rooms; a large farmhouse kitchen/breakfast room and a fabulous utility/laundry/boot room with a well placed guest cloakroom. This is a rare opportunity to live in a quintessential English farmhouse presented in immaculate condition inside and out, with space to provide equestrian facilities and yet easily connected to the vibrant and popular towns that are dotted around it.

Accommodation:

This is an incredibly attractive house, and that starts at the front door which is neatly sheltered by a lovely tiled roof porch. Within is a fabulous 'L' shaped entrance hall that opens into the study/music room at the front, then extends back past the pretty staircase through the centre of the house before turning to give access to the sitting room, kitchen/breakfast room and the family room. The study/music room is a charming space, nicely lit by leaded light windows to the front and side. This is one of the many rooms that celebrates the original history of the house with a wealth of immaculately preserved beams and a glorious exposed brick fireplace with a stone tiled hearth. There is a lovely easy flow around the ground floor, typified by the study/music room that connects out into the entrance hall as well as linking directly with the adjacent dining room.

The dining room is wonderfully elegant, still benefiting from the heritage of the building with a large fireplace and a stunning bay window arrangement, but presents it in a modern, chic iteration which works incredibly well. Within the fireplace is a superb log burner, whilst the bay window is lined with filigree decorated banquette seating. Natural light flows in unencumbered through the bay windows and a further window set into the side aspect, and there is more than ample space for a substantial dining suite and other occasional furniture besides. What a fabulous environment for dinner parties with family and friends.

Adjacent to the dining room, and linked with it through an open archway, is the family room which also has a direct doorway out into the entrance hall. This room has a really nice, cosy, intimate feel to it, and is perfect as a day lounge or a quiet space for reading or socialising, and would also be a great reception room for guests before moving next door to enjoy dinner.

Across the hallway is the main sitting room, another of the rooms along with the hallway itself, that displays the original preserved timbers that were used for the construction of the house well over one hundred years ago. This is a room of nicely balanced proportions, pretty much completely square, with two windows keeping the space light and bright and a glorious double fronted cast iron log burner sitting at the centre of a large bressumer beamed inglenook, complete with traditional seats set against each side of the exposed brick walls.

The farmhouse kitchen/breakfast room occupies the rear corner of the house, with a range of limed oak wall and floor mounted units providing a pleasing variety of cabinets with open shelving, glass front and a plate rack and wine rack neatly integrated within. An original fireplace has been cleverly transformed into a fully tiled recess for a double width range style cooker, with a beautiful decoratively tiled floor offering substantial open space for a large dining suite and other free standing furniture. Beyond the kitchen/breakfast room is a generous utility/laundry/boot room with a stone tiled floor that has a useful exterior door into the rear garden, as well as a conveniently placed guest cloakroom.

Upstairs there are four capacious bedrooms, all of which are more than doubles in size, with the majority of them having the wonderful character of exposed timbers in the ceilings and walls. The family bathroom is another large room with a delightful modern roll top bath, a designer heated towel rail and a separate shower.

Exterior:

The chocolate box farmhouse appeal is clear to see, with a paved pathway meandering from the white picket fence up through a wide expanse of lawn to the front door of the house. Further along, double gates open into an expansive driveway that widens into a generous area to the side of the house for parking multiple cars. Beyond the front door there is secure gated access through into the rear garden, which covers a very large area indeed, with a number of paved patios around the house leading on to a vast area of lawn that is interspersed with numerous flower beds and a superb and varied collection of mature trees as it extends to the far boundary away in the distance, passing numerous sheds and outbuildings along the way. Rarely do houses of this quality and period originality come on to the market, particularly with this amount of land. It is an opportunity not to be missed.

Location:

This highly desirable house enjoys a near perfect semi rural location on the edge of Nazeing, with open countryside all around and yet just a few minutes drive from Nazeing, Broxbourne and Hoddesdon. There are a number of nearby mainline stations serving central London in around 20 minutes, making this a straightforward daily commute into the capital, along with good road links via the A10 and M25 nearby.







- Ground Floor -

Hallway

Study/Music Room 15'6" x 12'7" (4.74m x 3.84m)

Dining Room 20'1" x 12'9" (6.14m x 3.90m)

Family Room 11'2" x 10'3" (3.42m x 3.14m)

Kitchen 14'9" x 11'3" (4.50m x 3.45m)

Sitting Room 15'9" x 15'8" (4.81m x 4.79m)

Utility Room 11'2" x 11'0" (3.42m x 3.36m)

Cloakroom/WC

- First Floor -

Landing

Bedroom One 19'5" x 15'5" (5.92m x 4.72m)

Bedroom Two 15'3" x 13'0" (4.67m x 3.98m)

Bedroom Three 15'3" x 13'8" (4.67m x 4.17m)

Bedroom Four 15'8" x 11'9" (4.78m x 3.59m)

Family Bathroom





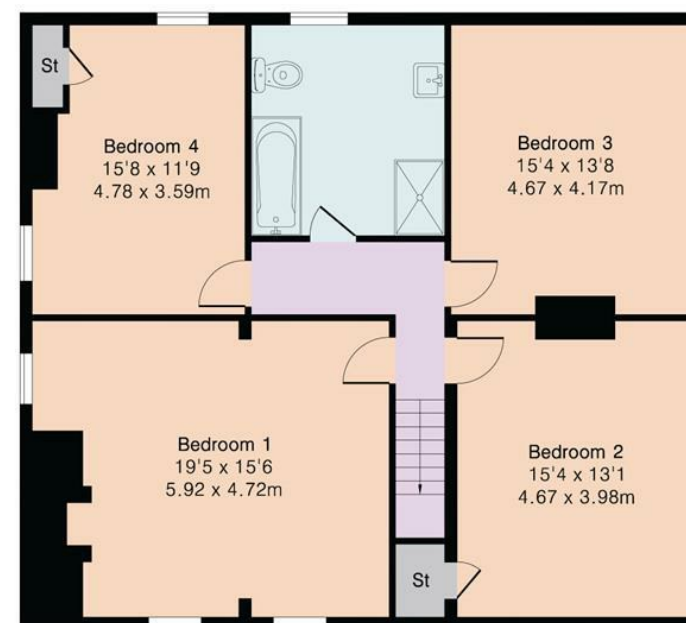
Approximate Gross Internal Area 2457 sq ft - 229 sq m

Ground Floor Area 1341 sq ft – 125 sq m

First Floor Area 1116 sq ft – 104 sq m



Ground Floor



First Floor









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