



**The Millhouse, Roydon Mill, Roydon**  
**Asking Price £465,000**

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**MILLERS**  
ESTATE AGENTS

**\* CHARMING MILL CONVERSION \* PRIVATE TERRACE WITH STUNNING VIEWS \* TWO DOUBLE BEDROOMS \* SHORT WALK TO STATION \* GARAGE \* COMMUNAL GARDENS \***

Nestled in the charming hamlet of Roydon, The Millhouse is a superb Grade II listed townhouse that offers a unique blend of historical character and modern living. This stunning mill conversion boasts breath-taking views of the river and surrounding countryside, making it an ideal retreat for those seeking tranquillity and natural beauty.

Spanning an impressive 1,138 square feet over four floors, this property features a private entrance that leads into a spacious lounge. Here, you can enjoy the serene mill stream views from the comfort of your own home, with doors opening onto a private terrace perfect for relaxation. The first floor is home to an excellent kitchen and dining area, complete with a modern fitted kitchen and elegant wooden floors, creating a light and airy space for entertaining.

The upper levels house two generously sized double bedrooms, complemented by a stylish shower room. Additionally, there is a walk-in wardrobe that was originally the third bedroom, providing ample storage and versatility. A landing area serves as a convenient dressing space, enhancing the practicality of this delightful home.

Residents can also enjoy the benefits of communal gardens and a garage en bloc, adding to the convenience of this property. The nearby Roydon Marina Village Complex, along with the mainline station, village shops, and a local pub, ensures that all essential amenities are within easy reach. With its idyllic rural setting and proximity to picturesque countryside walks along the riverside, Roydon Mill presents a rare opportunity to own a piece of history in a truly enchanting location.





## GROUND FLOOR

### Private Entrance Door

### Living Room

11'0" x 23'0" (3.35m x 7.01m)

## FIRST FLOOR

### Kitchen Dining Room

11'4" x 15'5" (3.46m x 4.70m)

## SECOND FLOOR

### Bedroom Two

12'0" x 9'9" (3.65m x 2.97m)

### Shower Room

8'7" x 5'9" (2.62m x 1.75m)

## THIRD FLOOR

### Bedroom One

12'7" x 9'0" (3.84m x 2.74m)

### Landing/Dressing Area

9'3" x 6'9" (2.82m x 2.06m)

### Walk-in Wardrobe

6'5" x 6'10" (1.96m x 2.08m)

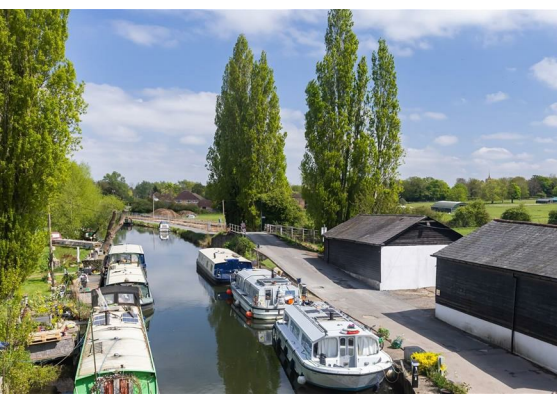
## EXTERIOR

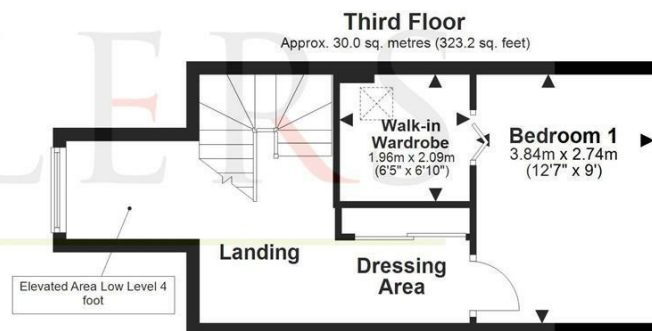
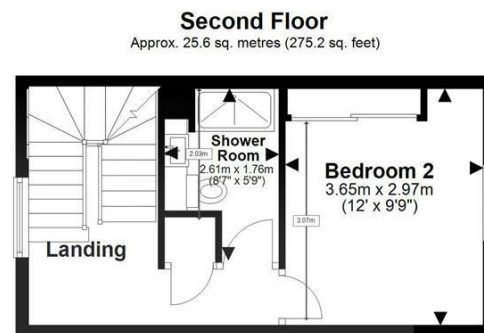
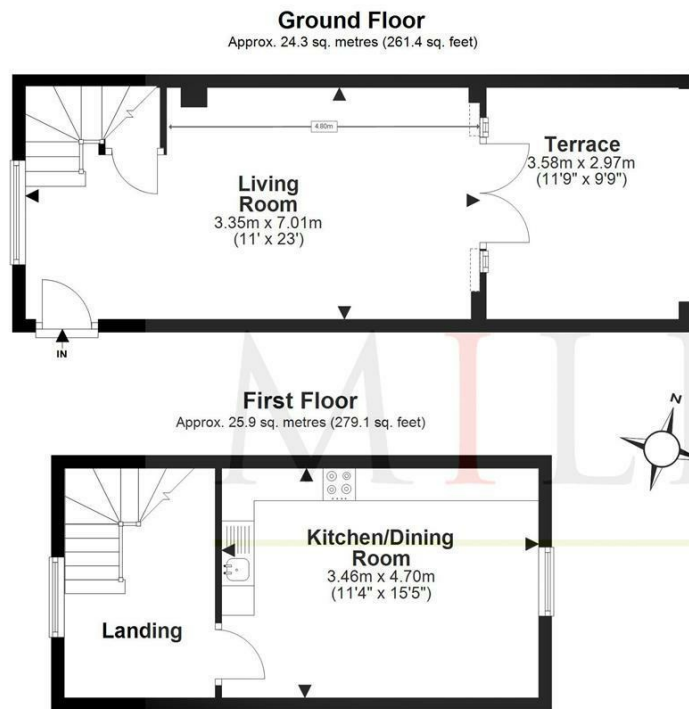
### Private Terrace

11'9" x 9'9" (3.58m x 2.97m)

### Communal Gardens

### Garage





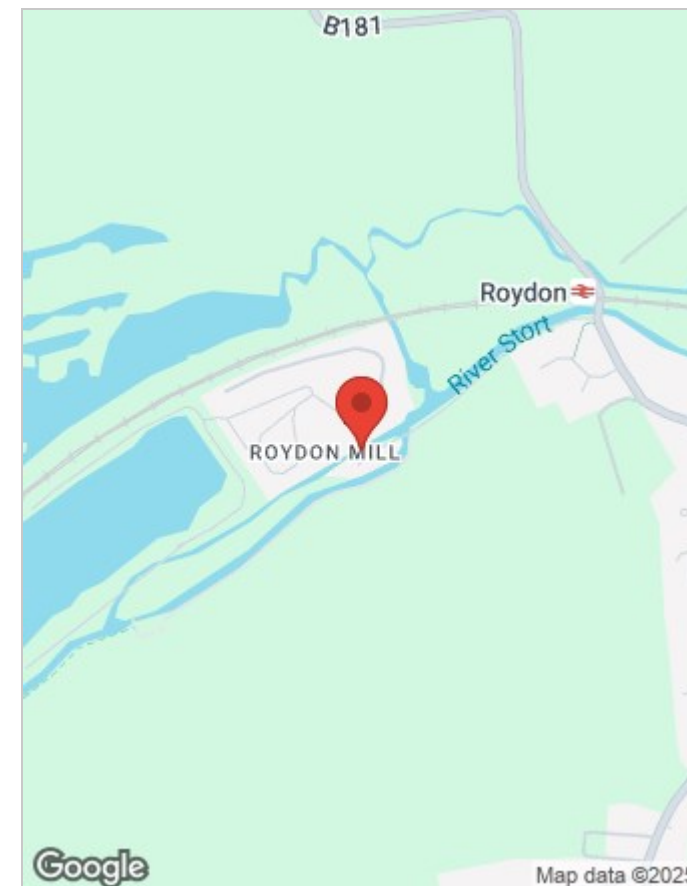
Total area: approx. 105.8 sq. metres (1138.9 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

**Floor Plan Key**

- Restricted height  
Measured from 1.5m height
- Room indication of where  
measurements are taken from

- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window



## Viewing

Please contact our Millers Office on 01992 560555  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |