



**Hobbs Cross, Old Harlow**  
**Asking Price £900,000**



**MILLERS**  
ESTATE AGENTS



Nestled in the picturesque Hobbs Cross area of Old Harlow, this Grade II listed detached thatched cottage offers a unique blend of character and modern luxury. Spanning an impressive 2,411 square feet, the property is set within a generous third of an acre, surrounded by stunning countryside views that enhance its tranquil setting.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, featuring a magnificent open inglenook fireplace, perfect for cosy evenings. The study, which overlooks the expansive rear gardens, provides a serene space for work or relaxation. The modern kitchen, equipped with integrated NEFF appliances and elegant granite worktops, seamlessly connecting to a stylish breakfast room. For those who enjoy entertaining, the formal dining room is ideal for family gatherings and special occasions. Additionally, a convenient ground floor shower and cloakroom add to the practicality of this delightful home.

The first floor boasts a luxurious master bedroom complete with a separate dressing room, alongside three further well-proportioned bedrooms. The stunning bathroom, featuring a classic roll-top bath, adds a touch of opulence to the living space. The property enjoys exposed beams throughout and is in excellent decorative order.

Outside, the property continues to impress with a detached 30-foot garage and gym, providing ample storage and versatility. A block paved driveway provides off road parking. The charming Hartley Botanic heated Greenhouse, currently serving as an outdoor dining room, along with a playhouse with power and heat and an additional storage room, enhances the outdoor experience. The immaculate gardens, meticulously tended, offer a perfect retreat for relaxation and enjoyment.

This exceptional property combines historical charm with modern comforts and is in a sought-after location close to both Epping Town and Bishops Stortford with either overground or underground stations. Easy access to M25/M11.







## GROUND FLOOR

### Shower & Cloakroom

6'7 x 4'9 (2.01m x 1.45m)

### Lounge

23'7 x 14'5 (7.19m x 4.39m)

### Study/Office

13'9 x 7'10 (4.19m x 2.39m)

### Dining Room

12'10 x 11'2 (3.91m x 3.40m)

### Kitchen

12'6 x 9'2 (3.81m x 2.79m)

### Breakfast Room

8'10 x 8'6 (2.69m x 2.59m)

## FIRST FLOOR

### Bedroom One

14'9 x 14'5 (4.50m x 4.39m)

### Dressing Room

14'9 x 14'5 (4.50m x 4.39m)

### Bedroom Two

12'2 x 11'6 (3.71m x 3.51m)

### Bedroom Three

14'5 x 9'10 (4.39m x 3.00m )

### Bedroom Four

10'10 x 5'11 (3.30m x 1.80m)

### Bathroom

15'5 x 10'10

## EXTERNAL AREA

### Garage & Gym

29'10 x 14'1 (9.09m x 4.29m)

### Front Driveway

### Rear Garden

approx a third of an acre (approx a third of an acre)

### Heated Greenhouse

11'6 x 7'3 (3.51m x 2.21m)

### Playhouse

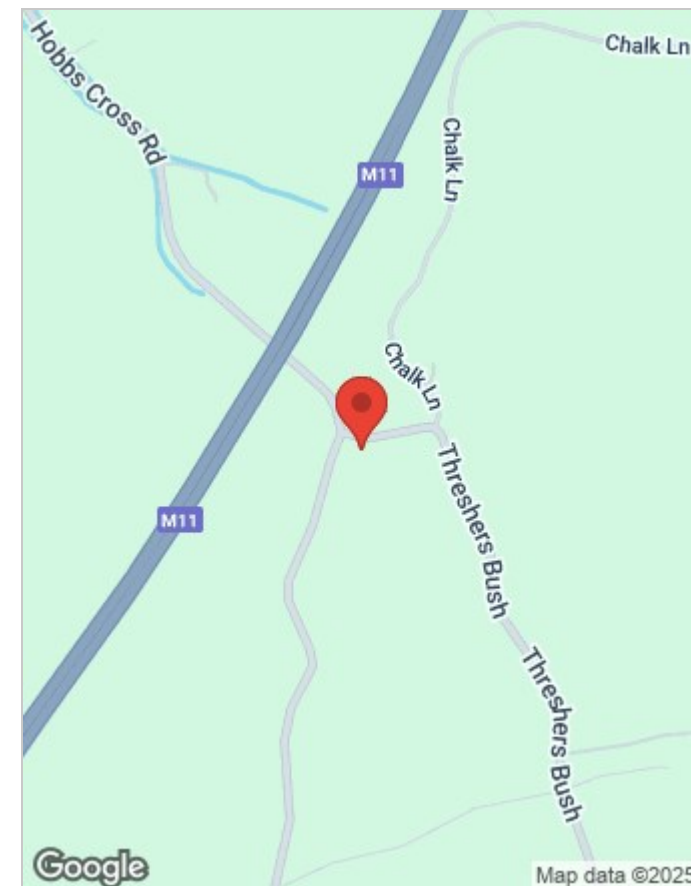
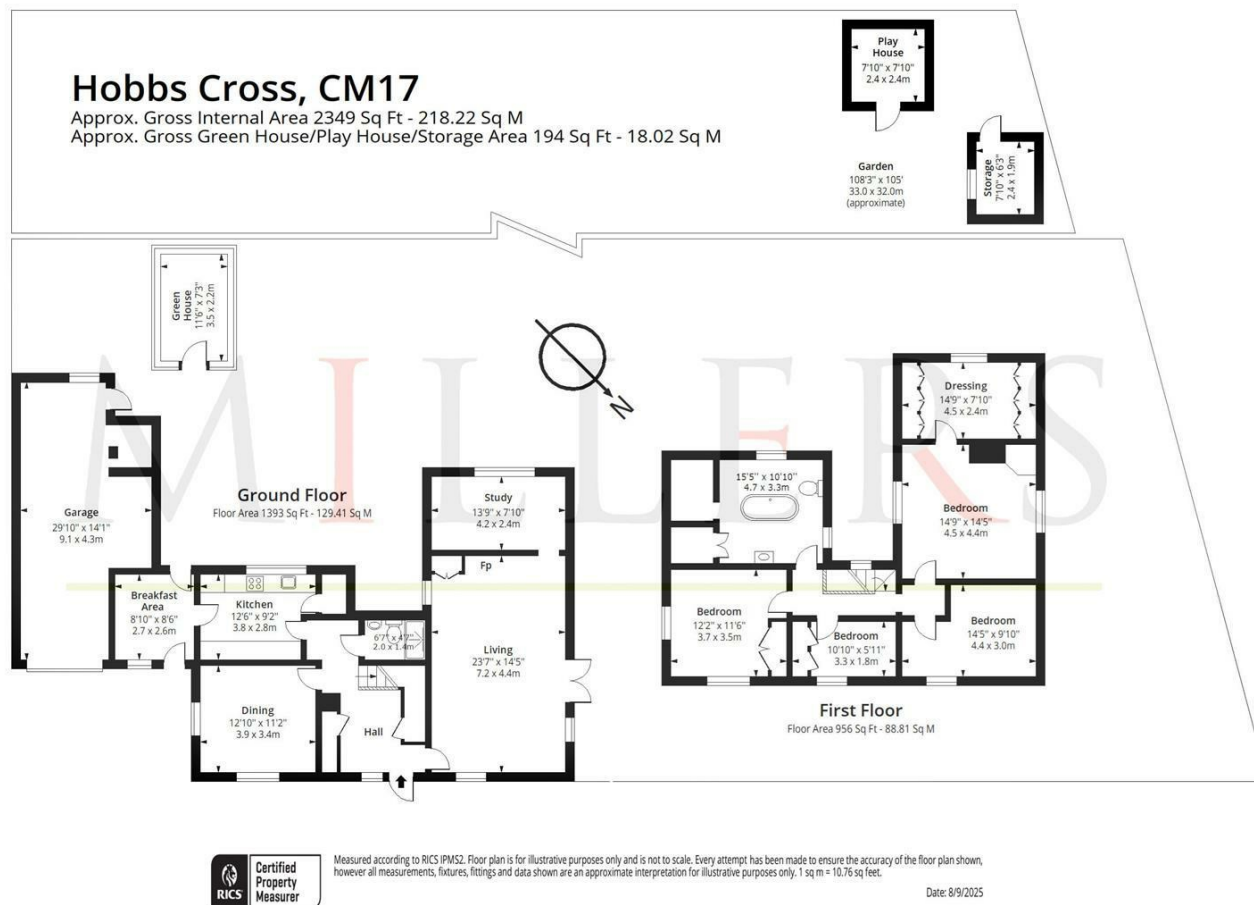
7'10 x 7'10 (2.39m x 2.39m )

### Storage Room

7'10 x 6'3 (2.39m x 1.91m)







## Viewing

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

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