



White Stubbs Lane, Broxbourne

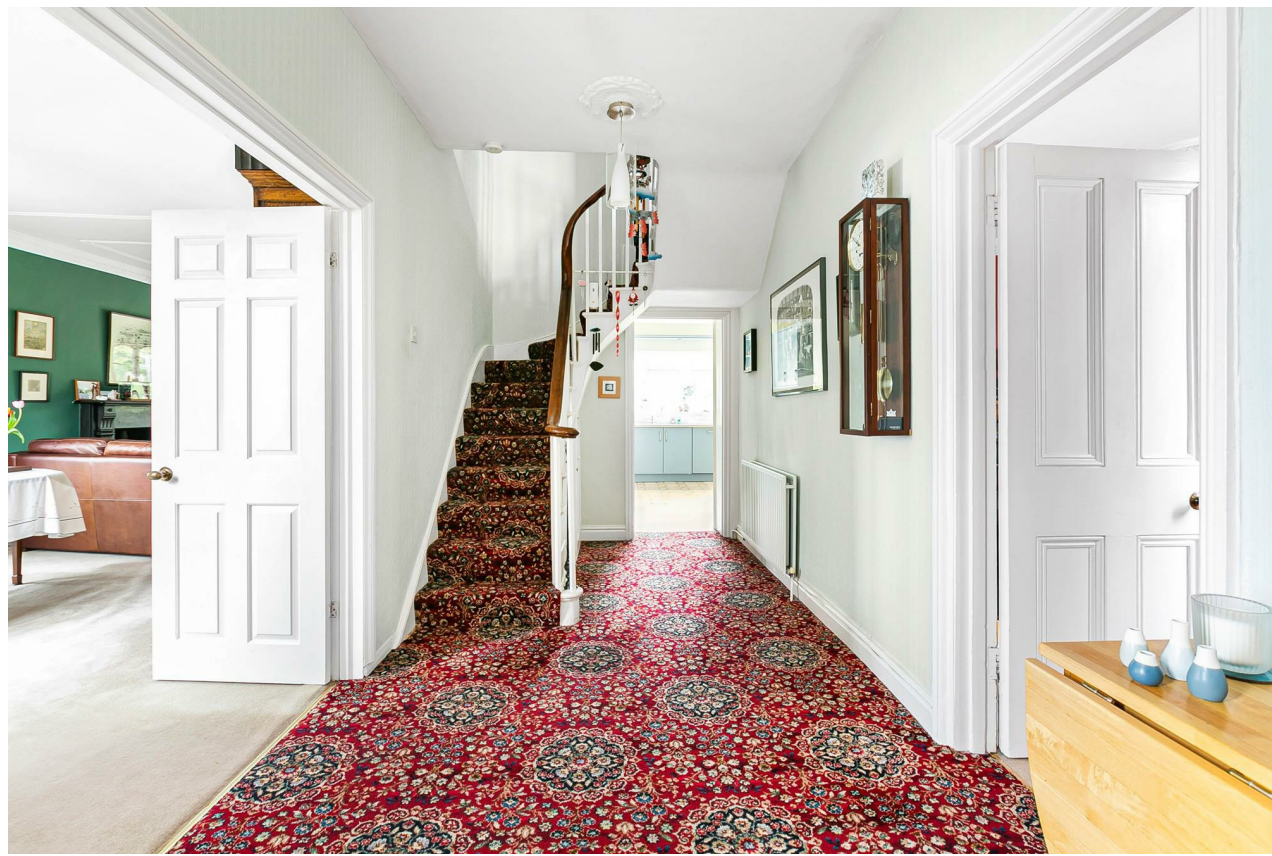
EN10 7PZ

Price Guide £1,950,000



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## Home Farm, White Stubbs Lane, Broxbourne, Herts, EN10 7PZ

DETACHED HOME WITH DETACHED 2 BEDROOM ANNEXE, 115FT BARN AND GARAGING FOR A NUMBER OF CARS - A rare opportunity to purchase a charming detached Victorian home set within a gated plot of approximately 1.58 acre which includes an impressive array of outbuildings including a completely independent detached 2 bedroom annexe which was formerly a granary and a large 4 car detached garage with room above. There is also a beautiful detached 115ft barn, which is currently used as a workshop/open barn which is ideal for conversion (subject to the usual consents) with impeccably kept westerly facing gardens surrounding the buildings. The main house offers 4 bedroom, good size living accommodation, yet again retains the possibility of further extending (subject to the usual consents).

The property is located within a small collection of homes on the outskirts of Broxbourne, adjacent to The Hertfordshire Country Club & Golf Course, surrounded by beautiful countryside and a short walk from Broxbourne Woods. Broxbourne itself, is only a short drive away and provides a choice of localised shops, restaurants, pubs and excellent schooling for all ages, along with Broxbourne train station which provides fast services (approx. 35 mins) into London's Liverpool Street.





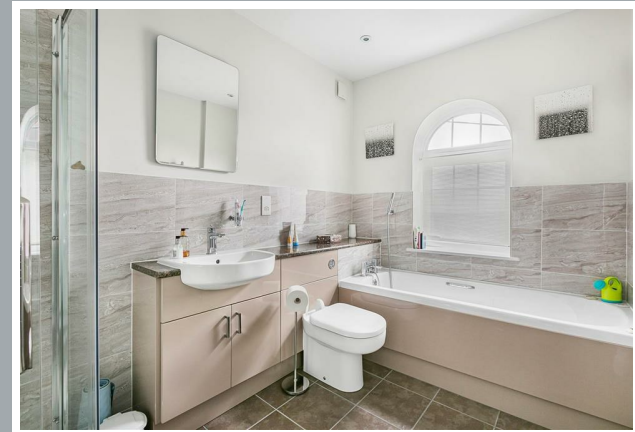
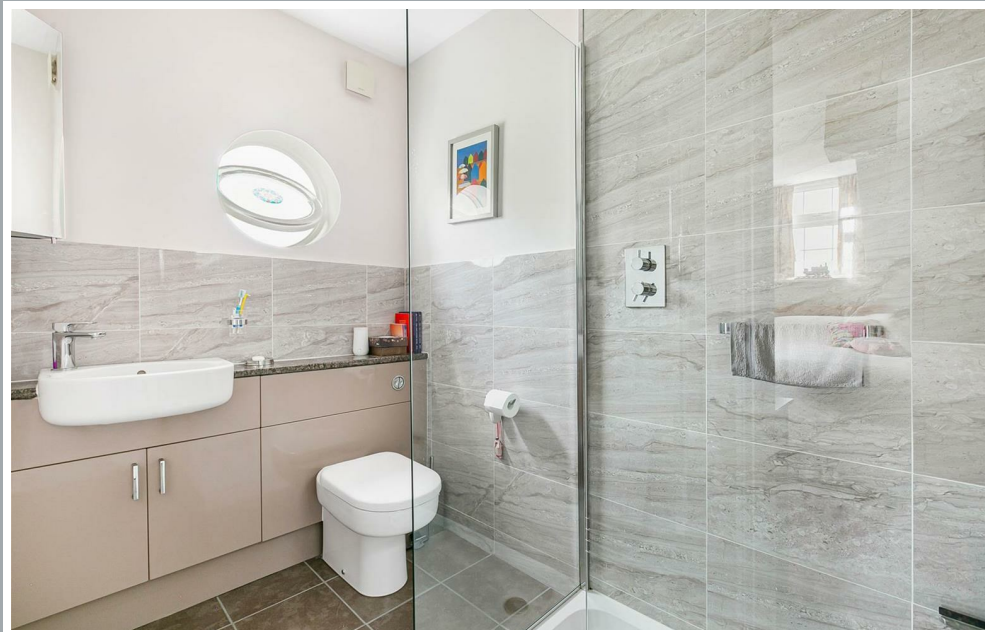
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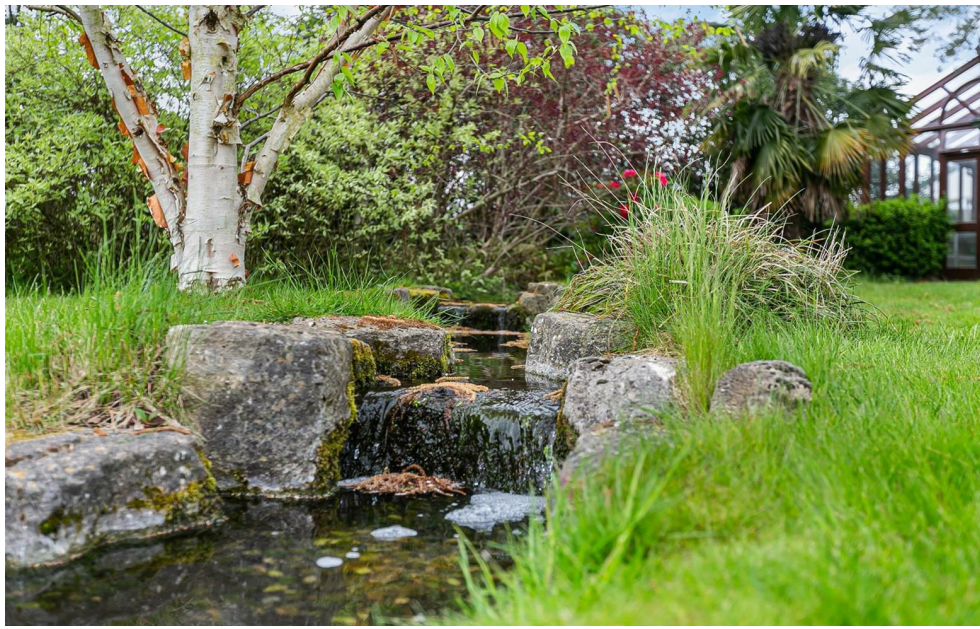






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Approximate Gross Internal Area 6440 sq ft – 598 sq m  
 Ground Floor Area 1240 sq ft – 115 sq m  
 First Floor Area 852 sq ft – 79 sq m  
 Granary Ground Floor Area 648 sq ft – 60 sq m  
 Granary First Floor Area 648 sq ft – 60 sq m  
 Garage Ground Floor Area 754 sq ft – 70 sq m  
 Garage First Floor Area 470 sq ft – 44 sq m  
 Barn/Workshop Area 1293 sq ft – 120 sq m  
 Outbuilding Area 535 sq ft – 50 sq m



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.