



Low Hill Road, Roydon

Guide Price £1,050,000



**Oliver
Minton**
Village & Rural Homes

Council Tax Band: E

Tenure: Freehold

Property Type: Extended four bedroom family home.

1 Downe Hall Cottage is a stunning and versatile country home located just outside the highly sought-after village of Roydon in one of its premier roads, offering a rare combination of spacious living, peaceful surroundings and excellent connectivity via nearby road and rail links.

This exceptional four bedroom residence, with separate one bedroom annexe and large double garage, sits within an overall plot that totals approximately 1.2 acres of beautiful formal gardens and paddock land.

- Exceptional Country Cottage
- Separate 1 Bed Annexe
- Beautiful Gardens Front and Rear
- Additional Paddock Land
- Double Garage + Parking
- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Superb Kitchen/Dining/Family Room



THE PROPERTY

Once over the threshold, it is immediately apparent that this home has been a true labour of love for the current owner. The house has been thoughtfully extended and enhanced for modern family living, while carefully preserving character features such as fireplaces, latch doors, exposed brickwork, and timber beams in selected rooms, subtle nods to its more humble origins.

At its heart lies a superb kitchen/dining/family space, suited to both relaxed everyday dining and more formal entertaining. Full-width bi-folding doors open seamlessly onto the paved terrace and rear garden, creating a true sense of indoor-outdoor flow.

The generous living room, which is open plan and extends from the family/dining area to the front of the cottage, centres around a fireplace with wood-burning stove. An additional reception room just off the hall offers further flexible living space. A wet room/w.c complete the ground floor accommodation.

The first floor comprises four well-proportioned bedrooms, each filled with natural light and enjoying either views over the lovely rear garden or far reaching countryside to the front. These are served by a well appointed family bathroom.

In addition to the main cottage is 'The Annexe', positioned away from the house and located adjacent to and above the garage. Arranged over two floors, it provides ideal accommodation for guests or multi-generational living. The ground floor features a spacious open-plan living area with a cloakroom/w.c, while upstairs offers a generous double bedroom with a vaulted ceiling and a shower room. A private patio area enjoys superb views across the paddock and surrounding countryside.

Outside

The property is approached via a secure, electronically operated five-bar gate, leading initially over a shared driveway owned by No. 1, with right of way granted to the neighbouring property to access their drive. A substantial private gravel driveway provides ample parking for several vehicles and leads to the detached double garage. The garage sits alongside the annexe, with first floor accommodation above. A further five-bar gate gives access through to the paddock, which measures approximately just under three quarters of an acre. The rear garden is fully enclosed and lies directly behind the cottage, enjoying a high degree of privacy, screened by trees and well-established natural planting. Beginning with a paved terrace, ideal for outdoor dining and entertaining, this beautiful, mature garden extends to over 100ft in length. A well tended lawn, is complemented by an array of shrub and flower borders that provide year round colour and seasonal interest





Accommodation

Front door opening to:

Traditional Hallway

Stairs rising to first floor with under stairs storage cupboard. Radiator. Indian sandstone flooring.

Wet Room - 2.1m x 1.87m (6'10" x 6'1")

Walk in shower, low flush w.c. and 'floating' vanity wash hand basin with storage drawer below. Heated towel rail. Fully tiled throughout with limestone tiling.

Reception Room

Accessed from the hall, a great additional space that can be utilised according to a buyers needs. Inset fireplace with timber mantle (currently not in use) Radiator. Attractive wood effect flooring. Door to kitchen and door to:

Living Room - 6.79m x 4.19m (22'3" x 13'8")

A lovely warm, welcoming room that has a window to the front aspect and is open plan to the dining family area, allowing plenty of natural light to flow through with views through the house to the garden. Fireplace housing wood burning stove. Two radiators. Wood flooring.

Kitchen/Dining/Family Room - 8.16m x 6.13m (26'9" x 20'1")

Narrowing to 3.62m (11'10") 'L' shape room. Stunning addition to the property with wide bi-folding doors across the rear of the house and opening to the garden. There is also two large 'Velux' style roof lights allowing light to flood in. The family dining area has ample space for cosy seating as well as a large dining table and chairs. The kitchen is beautifully fitted with a modern range of wall and base cabinets with complementary walnut wood block work surfaces and matching up-stands. Tiled to splash-back areas. Inset enamel sink and drainer. Space for a range style cooker with illuminated extractor hood over. Integrated washer/dryer and dishwasher. Space for American style fridge/freezer. Indian sandstone floor features throughout the room, with under floor heating.

First Floor

Spacious landing with dual aspect windows to front and side. Wall mounted cupboard housing 'Vaillant' gas fired boiler.



Bedroom - 4.27m x 3.41m (14'0" x 11'2")

Window to front aspect. Radiator. Decorative brick fireplace (not in use)

Bedroom - 4.19m x 3.23m (13'8" x 10'7")

Window to rear aspect. Radiator. Small loft access hatch.

Bedroom - 3.58m x 3.26m (11'8" x 10'8")

Window to front aspect. Radiator.

Bedroom - 3.17m x 2.39m (10'4" x 7'10")

Window to rear aspect. Radiator.

Bathroom

Fitted with a modern white suite: Deep panel enclosed bath with mixer tap and hand held shower attachment. Vanity wash hand basin with storage below. Low flush w.c. Heated towel rail. Fully tiled walls and exposed floorboards. Small loft hatch.

THE ANNEXE

Situated adjacent to and above the garage. Entrance door opening to:

Living/Dining/Kitchen Space - 6.34m x 4.71m (20'9" x 15'5")

Overall measurement. Wide double glazed window overlooking the paddock land and additional window in the kitchen area. The kitchen is fitted with a modern range of wall and base units, complemented by contrasting work surfaces. Tiled splash-backs. Inset sink and drainer. Built-in fan oven/grill with two ring ceramic hob over. Two radiators. Door to:

Cloakroom/W.C

Low flush w.c. Vanity wash hand basin. Heated towel rail.

Bedroom - 5.3m x 4.39m (17'4" x 14'4")

Light and bright with part vaulted ceiling. Large vertical double glazed window and three 'Velux' style roof windows. Eaves cupboard storage. Door to:





Shower Room

Modern suite comprising: Corner shower cubicle with curved glazed screen, low flush w.c. and vanity wash hand basin. Heated towel rail. 'Velux' style roof window.

Detached Double Garage - 6.28m x 4.9m (20'7" x 16'0")

Electronically operated up and over door. Power and light connected. E.V charging point.

Paddock

Measuring approximately just under three quarters of an acre. Fully enclosed by post and rail fencing and mature natural planting. Large timber outbuilding.

Services

Mains gas and electricity. Incoming water via a private supply (bore hole) Drainage is shared with neighbouring property (sewage treatment plant) Owner has had 'Gigaclear' high speed broadband installed. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





**Approximate Gross Internal Area 2419 sq ft - 225 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1035 sq ft – 96 sq m

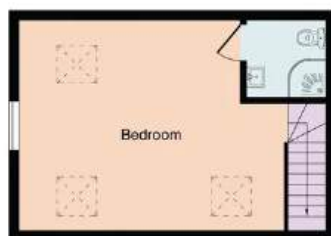
First Floor Area 760 sq ft – 71 sq m

Annexe Ground Floor Area 323 sq ft – 30 sq m

Annexe First Floor Area 301 sq ft – 28 sq m

Garage Area 332 sq ft – 31 sq m

Outbuilding Area 16 sq ft – 2 sq m



Annexe First Floor



Annexe Ground Floor



Ground Floor



Outbuilding



First Floor

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