



 **FINE &  
COUNTRY**

Wormleybury Manor Estate | Broxbourne | EN10 7QE | £599,995





# Wormleybury Manor Estate | Broxbourne | EN10 7QE

A unique opportunity to acquire a stunning mews bungalow steeped in history on the Wormleybury Manor Estate, located on Church Lane in Broxbourne. This charming residence features two spacious double bedrooms and two well-appointed bathrooms, making it an ideal choice for those seeking comfort and convenience.

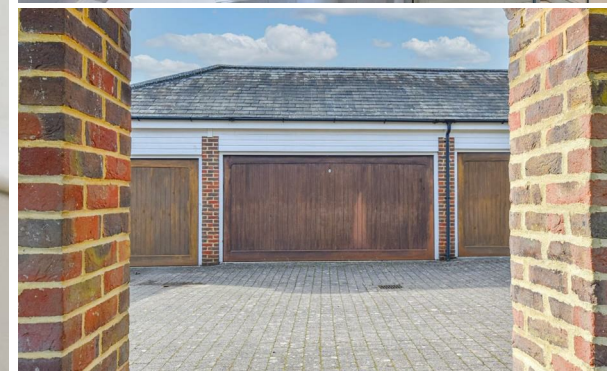
Externally, the bungalow enjoys a secluded south facing garden, bordered by the expansive, forty acre, grounds including a picturesque five-acre lake; all designated by English Heritage as a site of special historical interest. To one side of the garden is a listed red brick wall covered in colourful shrubs and flowers through the seasons. There are external water and lighting connections, a remote controlled awning, and access is down one side.

This property is part of the historic Wormleybury Manor Estate, which boasts a rich heritage dating back to at least 1525. The current Grade I listed neo-classical manor house, constructed in 1767 for Abraham Hume and later enhanced by the esteemed architect Robert Adam, adds a touch of grandeur to the estate. We are advised that properties within The Magnolias are not listed. Set within a tranquil countryside environment, providing a serene retreat, the property is still within easy reach of nearby towns. Residents will find a variety of shops, international dining options, and sporting facilities just a short drive away. For those commuting, the property offers excellent transport links to London and the Home Counties, ensuring that both work and leisure are easily accessible.

The property has mains gas, electric and water connected. The drainage is managed through the management company to a septic tank. The property has a maintenance charge of £1650 per annum and management fee for the grounds £750 per annum (reviewed annually).

- Popular Wormleybury Manor Estate
- 2 Double Bedrooms
- Double Garage
- Mews Bungalow
- 2 Bathrooms
- Gas Central Heating
- Newly Fitted Carpets & Freshly Painted
- 40 Acres of Communal Gardens
- Chain Free Sale





**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure: Freehold  
 Council: Broxbourne Borough  
 Tax Band: G











# The Magnolias, Wormleybury

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# FINE & COUNTRY

## Fine & Country Cheshunt

1 High Street  
Cheshunt  
Hertfordshire EN8 0TA

Tel: 01992 631314  
cheshunt@fineandcountry.com  
www.fineandcountry.co.uk

## Fine & Country Hoddesdon

37 High Street  
Hoddesdon  
Hertfordshire EN11 8TA

Tel: 01992 449 500  
hoddesdon@fineandcountry.com  
www.fineandcountry.co.uk

