



PRESTIGE & VILLAGE

UK's finest properties

GREENSIDE, MATCHING GREEN, HARLOW, CM17 0PR



A four-bedroom Grade II listed period cottage enjoying a prominent position overlooking Matching Green. Sitting under a part thatched, part tiled roof it dates back to the 16th century and has previously been used as a doctor's surgery and the village post office.

Inside there are many period features including inglenook fireplaces and a wealth of exposed beams. A warm and welcoming family room leads to the kitchen with Aga, utility and cloak room. The kitchen/family room leads onto the dining room, study and sitting room.

Upstairs three of the bedrooms enjoy views over the green. There are two staircases at either end of the property. One leading to the master suite with a main bedroom, dressing room, ensuite bathroom, and a large storeroom. The other staircase leads through to three further double bedrooms and a family bathroom.

Outside The property has a gravel driveway, Integral double garage. Established rear garden that sweeps round to the side and can be accessed through the garage.





- Four Bedroom
Grade II Listed
Period Cottage
- Village Location
- Period Features
including Inglenook
Fireplaces &
Exposed Beams
- Kitchen with Aga
- Utility &
Cloakroom.
- Main Bedroom with
Dressing Room &
En-Suite Bathroom.
- Overlooking
picturesque village
green
- Close to Harlow,
Bishops Stortford,
Sawbridgeworth,
and Epping







FAMILY ROOM

14'4" x 13'8" (4.37m x 4.17m)

KITCHEN

17'7" x 12'8" (5.36m x 3.86m)

LAUNDRY ROOM

8'11" x 5'8" (2.72m x 1.73m)

DOWN STAIRS CLOAK ROOM

DINING ROOM

20'3" x 13'9" (6.17m x 4.19m)

STUDY

11'x9'11" (3.35mx3.02m)

LIVING ROOM

17'8" x 15'6" (5.38m x 4.72m)

CONSERVATORY

15'3" x 8'7" (4.65m x 2.62m)

MASTER BEDROM

16'8" x 11'2" (5.08m x 3.40m)

DRESSING ROOM

17'9" x 9'7" (5.41m x 2.92m)

EN-SUITE

BEDROOM

11'5" x 10'9" (3.48m x 3.28m)

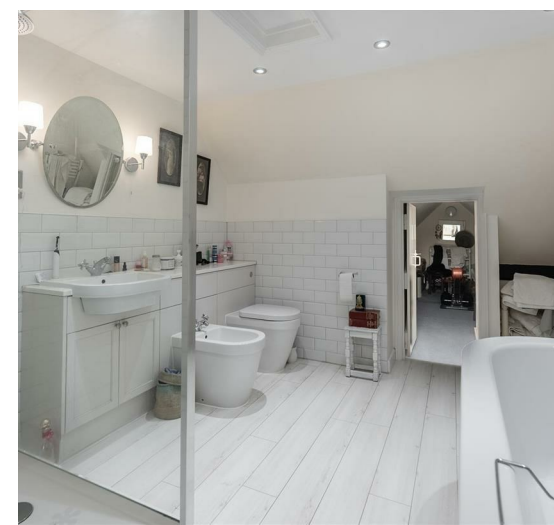
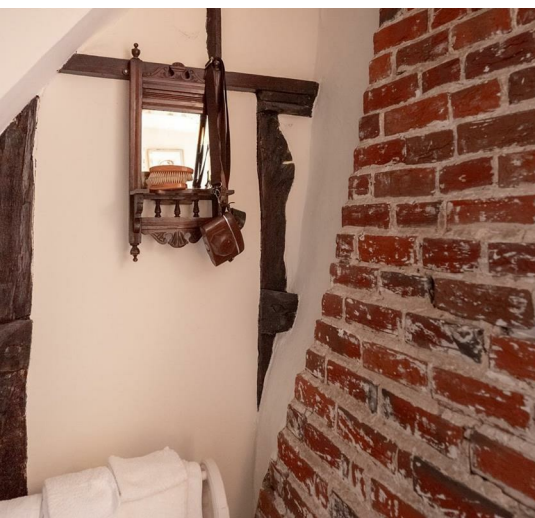
BEDROOM

14'6" x 10' (4.42m x 3.05m)

BEDROOM

11'x6'11" (3.35mx2.11m)

FAMILY BATHROOM





Epping Forest
Band G

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Why energy efficient - lower running costs			Why environmentally friendly - lower CO ₂ emissions		
91-100	A	Best	91-100	A	Best
81-90	B		81-90	B	
69-80	C		69-80	C	
55-68	D		55-68	D	
49-54	E		49-54	E	
45-48	F		45-48	F	
1-44	G	Worst	1-44	G	Worst
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



Approximate total area⁽¹⁾

3138 ft²

291.6 m²

Reduced headroom

239 ft²

22.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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