



Broxbournebury Mews | Broxbourne | EN10 7JA

A RARE AND HIDDEN GEM!

Broxbournebury Mews, located within the stunning grounds of the “Hertfordshire Golf & Country Club, affords the prospective buyer the opportunity to live at this iconic location.

Driving east, out of Broxbourne town into the leafy countryside you will enter the grounds of the “HGCC” that lead onto the impressive driveway, immediately affording the prospective buyers of what it would be like to live in such a prestigious location. The driveway meanders through the Jack Nicklaus II designed 18- hole golf course and parkland setting, leading to the 18th Century Mansion, with luxury amenities including The Spa, Gymnasium, Indoor Swimming Pool Complex, Bar and Restaurant. Continuing past the Putting Green and Driving Range, the driveway leads directly onto the Exclusive Gated entrance to BROXBOURNEBURY MEWS, which hosts some beautiful properties arranged around a central fountain and seating area.

The ground floor accommodation is accessed through a beautiful canopied porch. The front door opens in to the reception hall, which in turn guides the occupier to the rest of the downstairs accommodation. On your immediate left there is access to the integral double garage & on your right are the stairs to the first floor, with the downstairs W/C adjacent to it. The primary room on this floor is the living room which dominates the downstairs layout. The bright and airy atmosphere is supplemented by a pleasant rear aspect and doors out in to the conservatory / dining room and garden. The modern kitchen has wall and base mounted units with integrated appliances & storage behind a sleek facade on the opposing wall. The room travels down towards the conservatory/dining room, which is a pleasant space in which one can enjoy the Western outlook of the rear garden.

Upstairs the landing leads viewers in to the respective bedrooms. At the far end of the landing is the principal bedroom & accompanying en-suite. The spacious private quarters reflect the same minimalism and quality seen on the ground floor. The en-suite includes a large walk in shower, Bedroom two also has an en-suite with showering facilities and built in wardrobes. Bedroom three and four remain goodsized doubles, with bedroom five being a generous single. All three of the remaining bedrooms are serviced by the modern family bathroom.

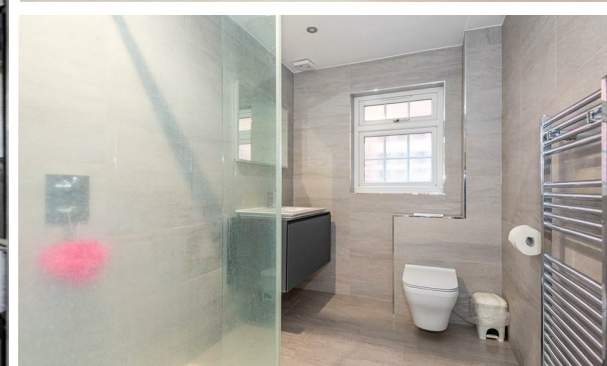
The property itself, benefits from a sizeable driveway at the front of the property, with manicured flora to one-side and access to the integral garage.

The rear garden is of impressive size, aided by the fact the property occupies a corner plot. The garden, which occupies a ninety-degree arc, has a western aspect and enjoys a great deal of sun. There are doors from either-side of the conservatory which open out in to the garden which has been largely laid to lawn. There is screening on various sides by tall flora, which re-enforce an element of privacy already apparent in the private and secluded location of the mews itself. A small path-way in between some shrubbery, will bring the viewer in to an additional woodland area owned by the property; this area could be integrated in to the formal gardens over time.

Management Fee £575 per annum (which can fluctuate) This covers the electric gates, fountain, communal gardens and insurance. The property is attached to mains services and includes water, gas, electricity and drainage.

- Detached Executive Home
- Double Garage & Driveway
- Golf Club & Amenity Access at Reduced Rate
- 5 Bedrooms
- Gated Development
- Large Corner Plot 0.2 of an Acre
- 3 Bathrooms
- Sought-after location
- Picturesque Location on Golf Course





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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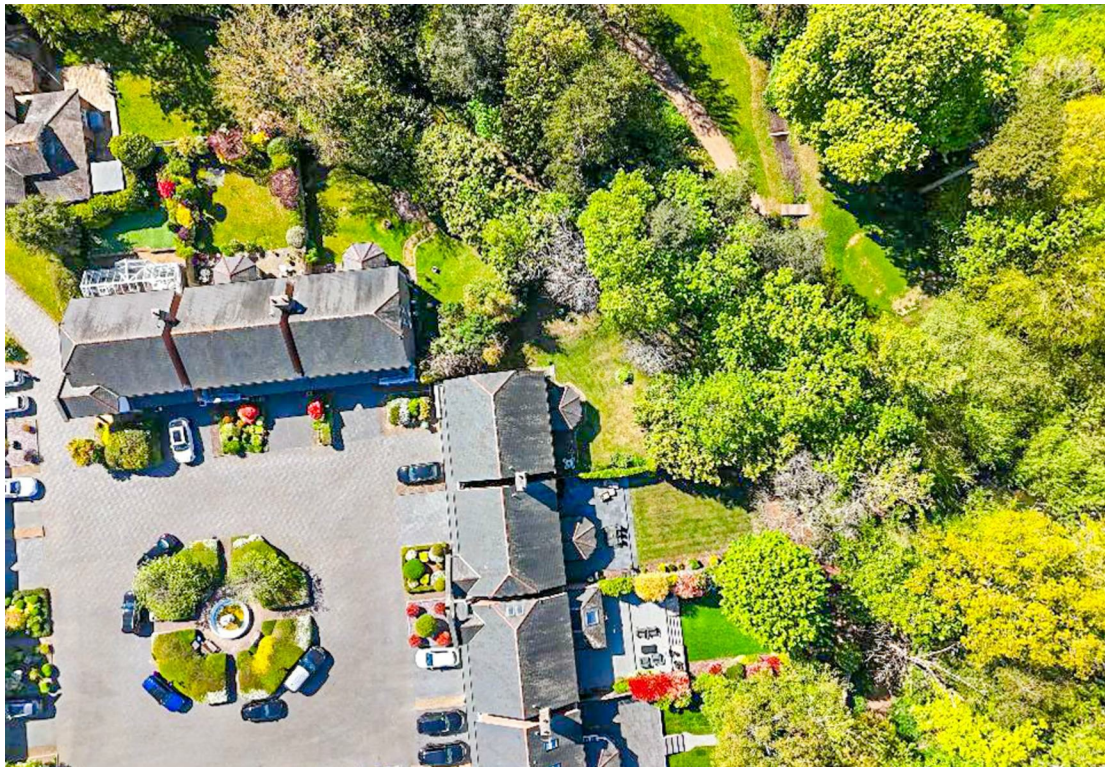
Tenure: Freehold
 Council: Broxbourne Council
 Tax Band: G

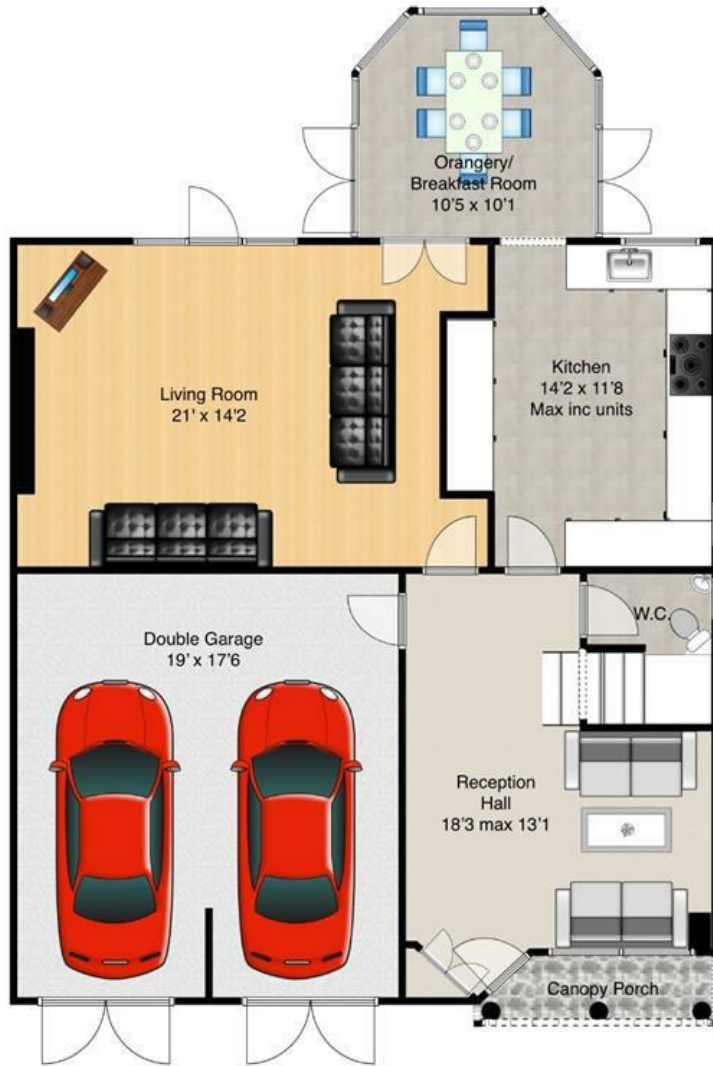




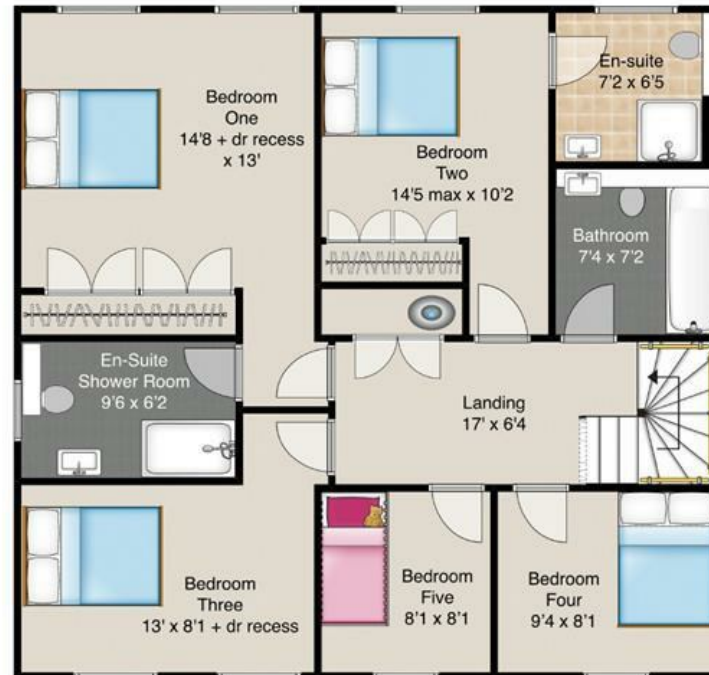








Broxburnebury Mews The Hertfordshire Golf & Country Club Broxbourne



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