







Halls Green, Epping Road | Roydon | CM19 5DG

A charming, individual and extended Grade 11 Listed Cottage positioned on a plot in excess of 0.55 of an acre located close to pretty Roydon village on the Herts and Essex borders. The original property is thought to date back to c1420 and was originally a Hall House and is mentioned in various Historic England publications.

The delightful property is reached via a neat carriage driveway with well stocked formal gardens to the front, side and rear of the house, with gates that access the rear gardens and swimming pool areas.

On entering the property two reception rooms are located either side of the front Study/ Hall, the main Living Room has a wealth of original beams and brick inglenook fireplace, the Study Hallway leads you to a large Conservatory that overlooks the ornamental garden and the Koi Pond.

The present owner added a wonderful and very useful Kitchen/Breakfast/Family Room with an amazing feature arched ceiling that compliments the original structure. On the ground floor is a Laundry Room, Family Bathroom and a Double Bedroom with an En-Suite Shower Room. Two staircases give access to first floor Bedrooms, the Main Bedroom has triple aspect windows a vaulted ceiling that reaches to an impressive 10'11" and shows off the quality feature timber beams. The second Bedroom also has a vaulted ceiling, with a Shower Room and Third Bedroom on the same landing.

To the rear of the property is a heated Swimming Pool, with a large patio surround and lawned garden area with a large pergola and a high degree of screening and privacy. The double gates that lead into the rear garden give access to the extended driveway and the Double Car Port, plus attached various outbuildings and open bay storage.

The property has Mains Drainage and Oil Fired Central Heating

Roydon is a charming village with Village Green, convenience store and schools and mainline over ground rail into Liverpool Street Station.

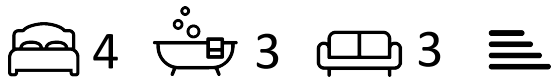
Epping Forest D. C : Band G : Freehold

- Extended Detached House
- Chain Free Sale
- Heated Swimming Pool
- 4 Double Bedrooms
- 3 Bathrooms
- Grade 11 Listed Property
- In & Out Driveway
- 3 Reception Rooms
- Kitchen/Breakfast/Family Room
- Approx Sq ft 3089 inc outbuildings





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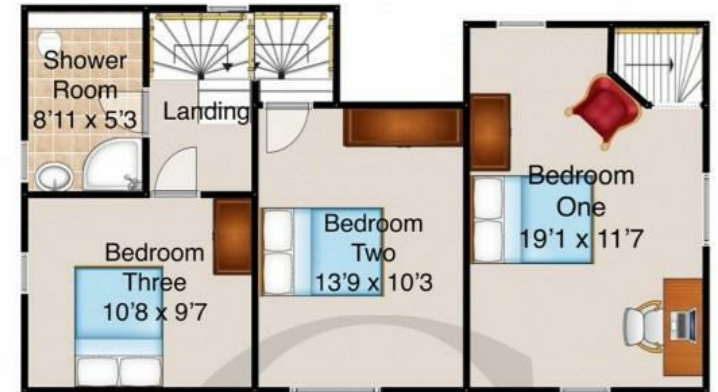
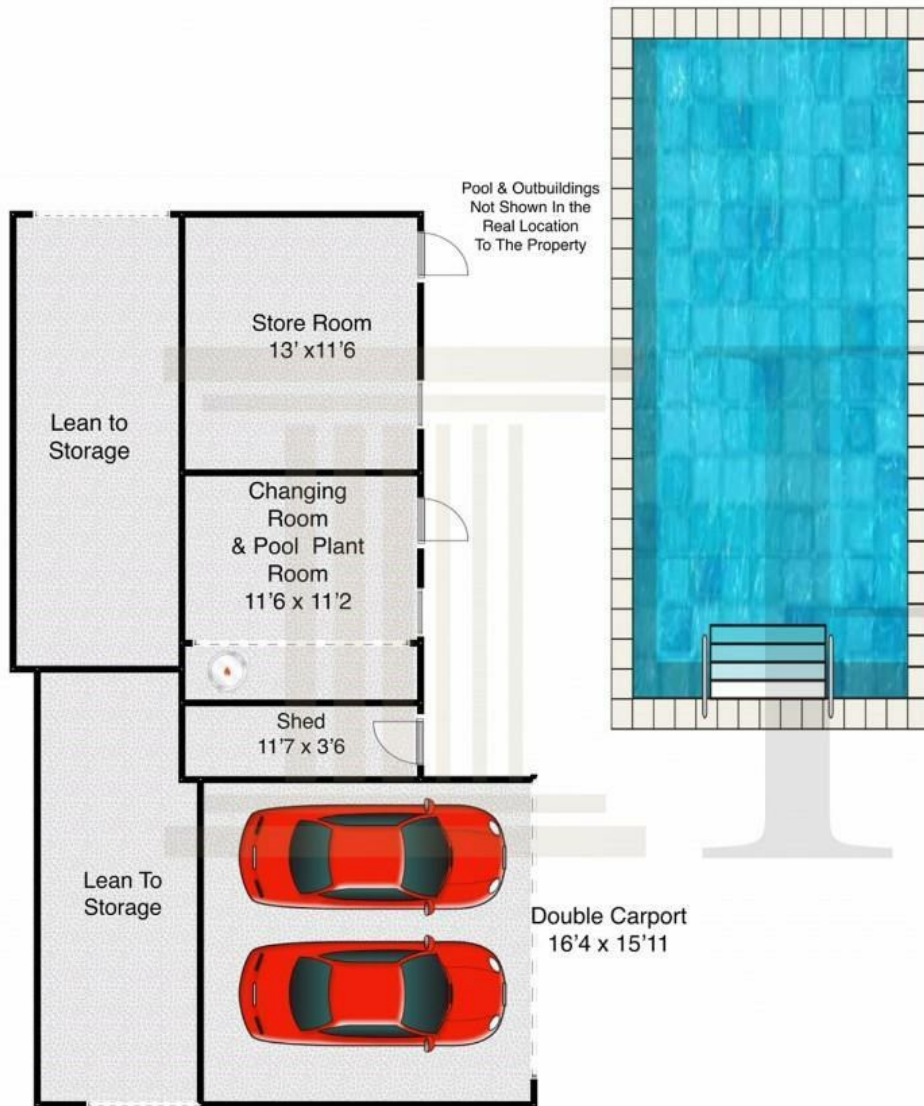


Tenure:
Council:
Tax Band:

Freehold
Epping Forest Council
G



Epping Road Halls Green Roydon



⊠ Denotes a skilght window



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