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White Cedars Grange Lane, Roydon, CM19 5HG **£995,000**

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Jonathan Hunt are delighted to offer this outstanding five bedroom, two bathroom detached family home located along a private road in the charming village of Roydon, on the Hertfordshire/Essex border. Presented in excellent condition throughout, ready to move in and just enjoy, with a detached double garage and private parking that will easily cope with family and visitors alike, the recurring theme of this property is light and space. Built in 1975 the house is asymmetric in design, which allows high open ceilings in the kitchen/breakfast room and living room, as well as the two first floor bedrooms. Full width windows grace the front and back of both floors, filling the rooms with natural daylight and lovely garden views, whilst every one of the rooms can only be described as spacious.







SUMMARY

The flexible accommodation on offer includes three bedrooms and a family shower room on the ground floor, with two further bedrooms on the first floor, one of which benefits from an ensuite bathroom complete with a separate freestanding bath and a large walk-in shower.

The front door is inset with two beautiful stained glass windows, matched completely on a coordinating panel to the side, and welcomes you into a large entrance hall with a bespoke stainless steel and cherrywood staircase and an open gallery to the first floor landing.

The recently installed kitchen has a number of low level, high level and full-height cabinets fitted around the perimeter walls, giving more than ample storage and plenty of worktop area, both of which are further boosted by a lovely central island that includes a useful breakfast bar. Integrated within the units is a large five burner gas hob, two full size ovens, a dishwasher, fridge and freezer.

The lounge is a large room by any measure, again like the kitchen with a wonderful open ceiling, that is more than capable of accepting multiple sofas and chairs along with other pieces of occasional furniture, and has a nice flow through it with separate doors linking it to the front and rear of the entrance hall.

Beyond the lounge are three of the five bedrooms on offer, each of which enjoys full width windows looking out over the rear garden. All three of them are comfortable doubles in size, with two of them benefiting from built-in wardrobes.

The hallway extends back through the house, passing the ground floor family shower room, before leading to the rear facing dining room. This is another large room blessed with fabulous natural light through the full-width rear window and with a high sloping ceiling in a complementary style to the rooms at the front of the house. There is a separate external door at one end of the dining room that gives easy access out onto the rear patio, a real boon for summer days.

Adjoining the dining room is a good sized utility/laundry room with a butler sink and fitted cupboards, and is plumbed for a washing machine and tumble dryer. This room also has a door out into the side courtyard which connects directly into the rear garden.

Upstairs are two very large bedrooms, both with fitted wardrobes, and one with an en suite bathroom complete with a freestanding bath and walk-in shower.

The house sits on a very large plot that allows a substantial frontage encircled by a long driveway which opens out into a spacious parking area in front of and alongside the detached double garage, with densely planted raised flower borders offering attractive screening across the full width of the house. A five bar gate gives access into a courtyard between the house and the garage, again with vibrant planting running the full length. To the rear is a substantial garden that is much wider than the house, with a full width paved patio offering ample opportunity for outdoor casual seating and dining furniture. Despite its size the garden is totally unoverlooked, with the natural gentle slope of the land ensuring a wonderful open aspect on all sides. To one side are two storage sheds, a greenhouse and a large polytunnel, and to the other side a number of mature apple trees and a raised bed vegetable patch. The central area is a spacious lawn, perfect for family fun. The garden is fully fenced and secure, and is ideal for pets and young children.

The house is located along Grange Lane, an exclusive private road of unique detached houses generally considered to be the most desirable location in the village. Roydon was voted by The Telegraph just last year as the country’s best London commuter town and it is easy to see why. The village plays host to two pubs and a local shop that includes a post office, as well as being surrounded by open countryside with walks out across the fields as well as along the banks of the river Stort. The property is a 10 minute walk from the mainline station which has regular fast services into Liverpool Street in under 30 minutes, as well as regular train services to Stansted Airport , Bishops Stortford and Cambridge. Nearby road links are just as good, with easy access to the M11, M25, A414 and A10 , and the airport just 25 minutes away by car.











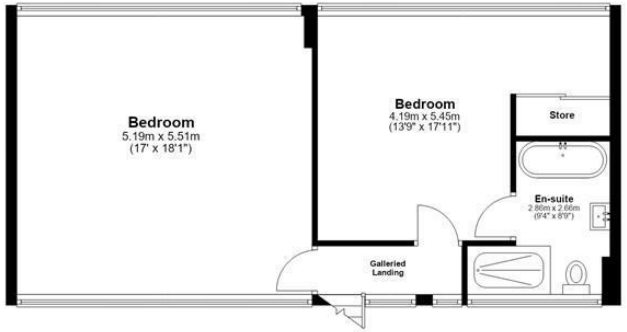
Ground Floor

Approx. 131.7 sq. metres (1417.7 sq. feet)



First Floor

Approx. 82.8 sq. metres (891.0 sq. feet)







Total area: approx. 214.5 sq. metres (2308.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omisson or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

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