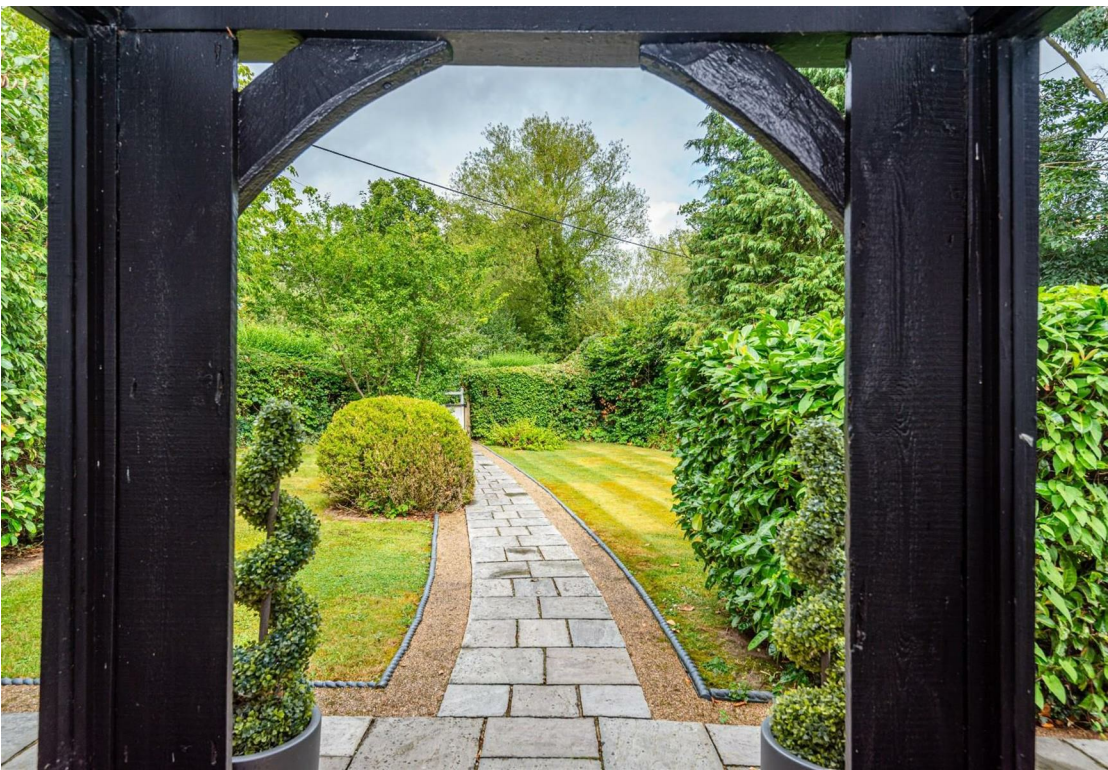








Carneles Green | Broxbourne | EN10 7QB

Nestled in the charming Carneles Green of Broxbourne, this detached period house is a true gem dating back to 16th Century. Boasting 3/ 4 bedrooms, 3 bathrooms, 3 reception rooms and a detached garage block. Across 3,250 sq ft, this property offers a perfect blend of historic charm and modern convenience. As you drive through the electric rustic gates onto the expansive driveway which has parking for 9 vehicles, you will be captivated by the picturesque views over the well stocked and private garden with views southward towards the London skyline. The large oak framed veranda sets the tone as you make your way to the front door, hinting at the character within.

Step inside to discover a harmonious fusion of old and new. The living/dining room exudes warmth with a central chimney stack and a cozy log burning stove, while the modern kitchen/breakfast/family room is a hub of activity with underfloor heating, bifold doors, and a central island unit.

The first floor reveals a thoughtfully designed principal bedroom with dual aspect windows, fitted wardrobes, and a luxurious en-suite wet room. Two additional double bedrooms offer ample storage, and the family bathroom features a relaxing double-ended bath.

Outside, a detached triple garage provides space for 3 vehicles and a versatile upstairs room that could be transformed into a gymnasium, games room or office, adding to the property's appeal.

This individual timber-framed Grade II listed house has been lovingly restored and extended to cater to modern living while preserving its historic character.

Don't miss the opportunity to own a piece of history with this stunning property in Carneles Green.

Leading from the roadside is a white gate that meanders to the old front door of the cottage with well stocked mature borders and a second gate leading to the rear garden with its extensive patio area that allows for entertaining several friends and family. The plot extends to just under half an acre and includes an extensive lawn that backs towards open fields and the views beyond.

Services.

The property benefits from gas fired central heating, mains water mains electric and a modern private drainage system.

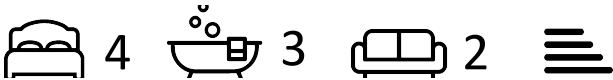
Carneles Green is a popular Hamlet just on the outskirts of Broxbourne. Broxbourne ha a main line railway service with access to London's Liverpool Street with a journey time of 25mins at peak times. The local Hertfordshire Golf Course is within walking distance.

- | | | |
|------------------------------------|--------------------------|---------------------------------|
| • A Detached Grade 11 Listed House | • 3/4 Double Bedrooms | • Kitchen/Breakfast Family Room |
| • Triple Garage | • Games / Gymnasium Room | • Gas Central Heating |
| • 0.46 of an Acre | • Pretty Hamlet | • Stunning Views |



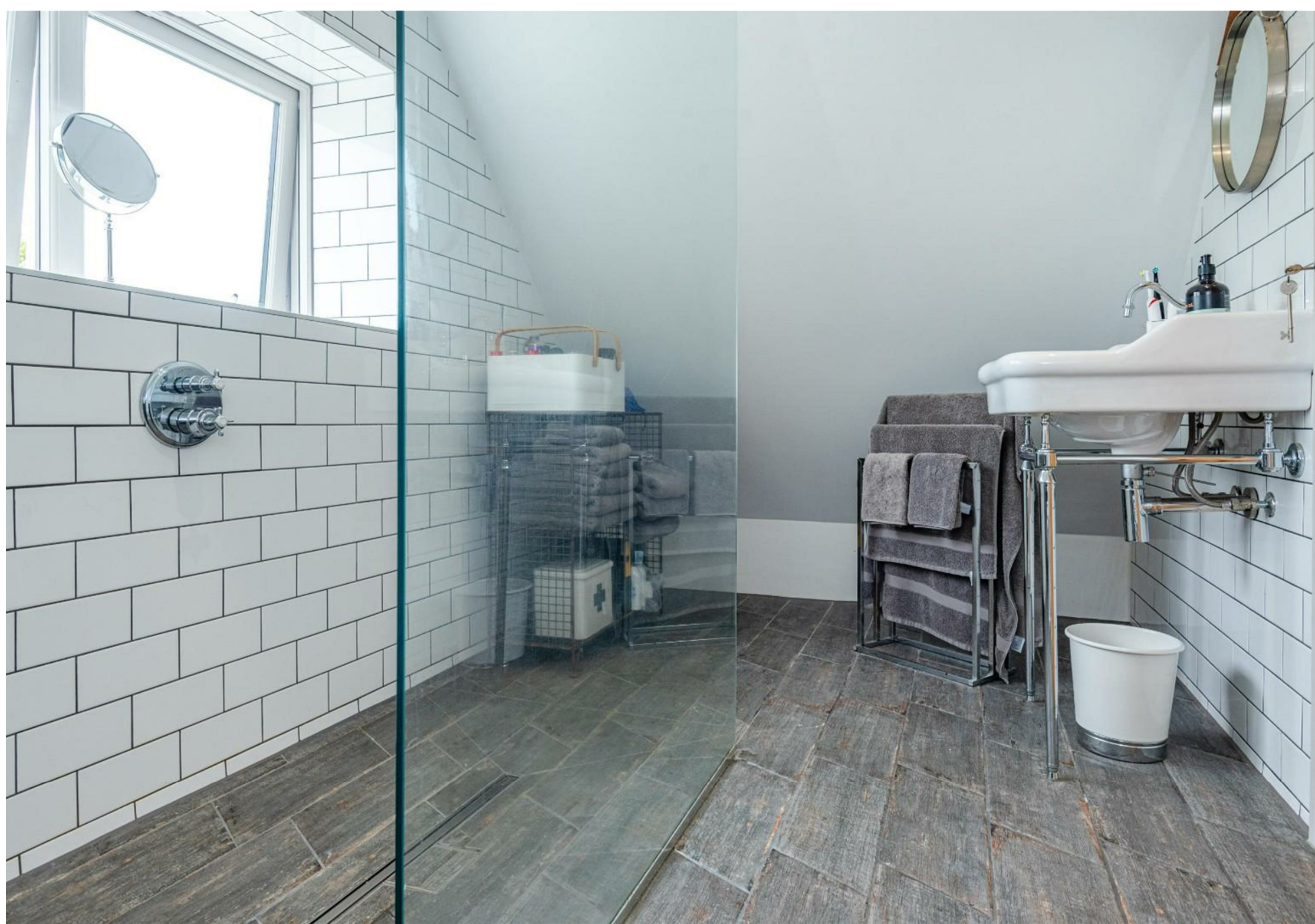


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Tenure: Freehold
Council: Broxbourne Borough
Tax Band: F





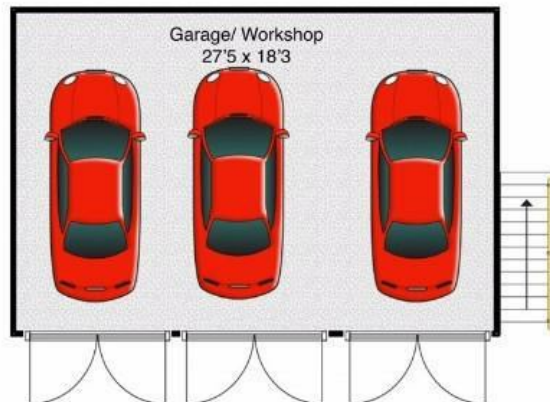






Carneles Green Broxbourne

House Approx sq ft 2331
Garage Approx sq ft 500
Games Room Approx sq ft 419
Total Approx Sq ft. 3250



⊠ Denotes skylight window



This floor plan is for guidance only and may not be accurate. Fine and Country have added furnishings as a visual guide but will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Fine and Country Hoddesdon



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