



Epping Road, Roydon

Guide Price £1,450,000



**Oliver
Minton**
Village & Rural Homes

Tenure: Freehold

Property Type: Detached House

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 3

An elegant Edwardian home offering over 2500 sq ft of space, set within a mature and private plot of approximately half an acre. Rich in original character and period charm, the property boasts generous and well-balanced accommodation arranged predominantly over two floors, complemented by a spacious loft room on the second floor. The beautifully maintained gardens are undoubtedly one of the main features and offer a high degree of privacy and feature a naturally fed pond. Two separate driveways and two double garages provide excellent parking and storage. The current owner has carried out a comprehensive programme of refurbishment during their ownership, including the installation of bespoke double glazed windows, which match the original style perfectly. Early viewing is strongly recommended to fully appreciate all this exceptional home has to offer.

- Elegant Edwardian Home
- Village Location Close to Amenities
- 3 Generous Reception Rooms
- Garden Room
- Kitchen/Breakfast Room
- 3/4 Double Bedrooms
- Useful 2nd Floor Loft Room
- Two Bathrooms + Guest W.C
- Outstanding Private Gardens
- Two Double Garages with Separate Driveways



Convenient Location

Surrounded by open countryside and scenic walks along the River Stort, Roydon has recently been named the top London commuter village by *The Telegraph*—a title local residents would wholeheartedly support. There is an attractive village green, with the charming High Street providing everyday conveniences including a Morrisons Local with post office, pharmacy, pubs and restaurants, and a well-used village hall hosting a wide range of activities for all ages. A popular farmers' market is also held on the second Saturday of each month. The area benefits from an excellent selection of both private and state schools.

'Bardwells' sits just under a mile from Roydon station, with regular services to London Liverpool Street in around 33 minutes and Stratford in approximately 40 minutes. Tottenham Hale can be reached in as little as 16 minutes, offering swift access to the London Underground. Trains to Bishop's Stortford take about 18 minutes for onward connections to London Stansted Airport, while an hourly service to Cambridge runs in roughly 55 minutes. The M11, M25 and A10 are all easily accessible by road.

The larger town of Harlow is only a short drive away and provides extensive shopping and leisure facilities, along with an additional mainline station.

The Property

The ground floor offers spacious versatility, with three generous reception rooms, each retaining strong individual character while flowing naturally as part of the wider home, offering versatile Accommodation to use as a buyer requires. Attractive fireplaces feature throughout the principal rooms while the layout allows for a front aspect formal dining room, sitting room and separate family room, both with double doors out to the garden, reinforcing the connection between indoor and outdoor living, plus a dedicated snug, that opens out to a glazed garden room that floods the space with natural light and frames the views over the beautiful gardens. This flexibility makes the house particularly well suited to growing families, offering spaces that can evolve as needs change.

Kitchen and Utility

The current owners intended the kitchen breakfast room to be their next project, with plans to extend the present space. We understand the proposed extension would fall within permitted development, and plans/drawings will be available to view during viewings. For this reason, the kitchen, utility and cloakroom/w.c. have not been renovated.

The current kitchen/breakfast room however provides an extensive range of country style fitted wall and base cabinets, complemented by granite work surfaces.

The utility room can be found just through the outer lobby, which in turn leads through to the guest cloakroom/w.c.





Bedrooms and Bathrooms

The first floor provides three well-proportioned bedrooms, arranged around a split-level landing the natural light enhanced by a vertical leaded light window.

The principal bedroom benefits from an en-suite bathroom, while the remaining bedrooms are served by a family shower room.

Throughout the bedrooms, character details have been retained, maintaining the period feel while offering comfortable, flexible accommodation. A notable feature being a wide window seat in the principal bedroom, offering delightful views over the gardens or you can just while away the hours with a book.

Second Floor

There is a good size loft room on the second floor, the current owners call it 'The Nook' ideal for a home office, creative studio, teenage den or just additional storage, allowing the house to adapt easily to changing family needs.

Stunning Gardens

The beautiful, mature gardens extends to around half an acre, thoughtfully landscaped to create a sense of peace and quiet. Established trees, shrubs, and perennial borders provide year-round interest, interspersed with sweeping lawns and meandering paths. A natural pond, rich with wildlife offers a peaceful haven for birds, frogs, and dragonflies.

The setting feels both secluded, yet connected, with secure, gated access leading directly to the village tennis courts and recreation ground—an enviable feature for those who have a dog or enjoy outdoor activities. A superb garden for the whole family to enjoy.

Garages

The house benefits from two double garages, both with twin electrically operated doors. One can be accessed from the house, whilst the other is detached and accessed via a second driveway. As previously mentioned, part of the planning did include the conversion of the detached garage to a home office, gym or leisure room and additional storage, adding yet another layer of flexibility to the property.



Accommodation

Original, wide front door opening to:

Split Level Reception Hall

Original wood panelling. Stairs rising to first floor. Door to inner lobby with further composite door opening to the garage. Two Radiators.

Living Room / Bedroom - 4.84m x 4.04m (15'10" x 13'3")

Double glazed sidelight windows and double doors opening to the garden.

Family Room - 4.6m x 4m (15'1" x 13'1")

Wide double glazed bay windows and double doors opening to the rear garden. Open fire with attractive surround. Two radiators. Door to:

Snug/Garden Room - 5.76m x 1.93m (18'10" x 6'3")

The original part of the house, with decorative cast iron fireplace is open plan to the double glazed garden room, a room where you can sit and admire the gardens in all seasons. Radiator.

Dining Room - 4.53m x 4.17m (14'10" x 13'8")

Beautiful dual aspect room with double glazed windows to front and side aspects. Attractive open fireplace with cast iron fire, ornate surround and tiled hearth.

Kitchen/Breakfast Room - 4.64m x 3.82m (15'2" x 12'6")

Irregular shaped room. Fitted with a range of 'country style wall and base units with complementary work surfaces. Built-in dresser with storage below. Inset sink and drainer. Spaces for free standing appliances. Two double glazed windows. Door to lobby.

Utility : Wall and Base cabinets. Spaces for washing machine and tumble dryer. Inset sink and drainer.

Guest Cloakroom/W.C : Low flush w.c. Window to side.





First Floor : Landing with tall double glazed window allowing for plenty of natural light.

Principal Bedroom - 4.38m x 4.11m (14'4" x 13'5") plus bay

'The best view in the house' Double glazed bay window with built-in window seat overlooking the gardens. Twin wardrobe cupboards. Radiator. Loft access hatch. Door to:

En-Suite Bathroom - 2.99m x 2.3m (9'9" x 7'6")

Panel enclosed bath. Pedestal wash hand basin. Heated towel rail. Double glazed window.

Bedroom - 5.55m x 4.46m (18'2" x 14'7")

Measured at widest points into deep entrance recess with built-in cupboard and book shelves. Radiator. Double glazed window to side. Door to large eaves storage area, also housing hot water cylinder and 'Worcester' gas fired boiler and a window to side.

Bedroom - 5.16m x 4.4m (16'11" x 14'5")

Dual aspect double glazed windows. Comprehensive range of built-in bedroom furniture. Decorative cast iron fireplace (not in use) Radiator. Additional storage cupboard.

Shower Room : Large, step-in fully tiled shower cubicle. Pedestal wash hand basin. Low flush w.c. Heated towel rail. Double glazed window.

Second Floor : Door from landing with stairs leading up to loft room.

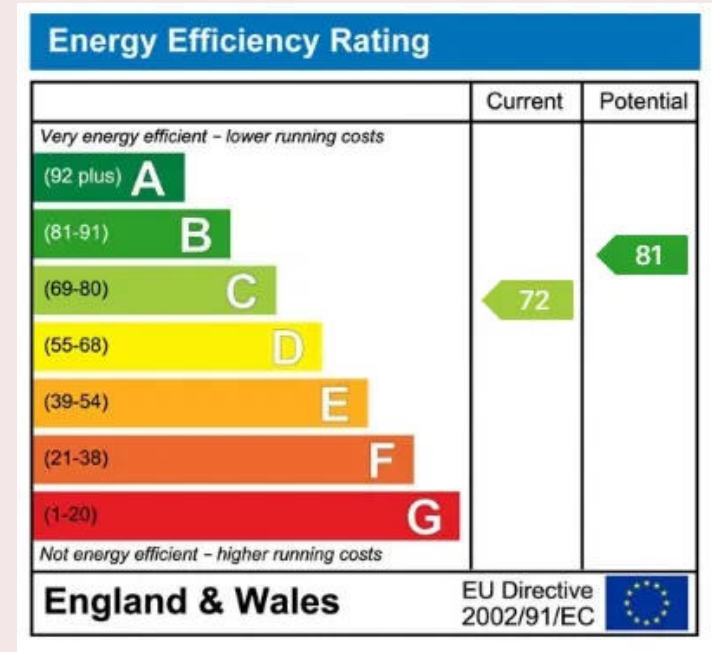
Loft Room - 3.76m x 2.9m (12'4" x 9'6")

Split level with some restricted head room. Decorative cast iron fireplace (not in use) Radiator. Double glazed window to side.

Agents Note : As previously mentioned, there are two driveways. The drive to the right hand side of the property is owned by the neighbouring house, however Bardwells enjoys the right of way to access their detached double garage and parking.

Services : Main services connected: Water, drainage, electricity and mains gas. Gas fired boiler supplies domestic hot water and heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk> We are advised that the owner has installed fibre/hardwire connection with Gigaclear superfast internet connection.



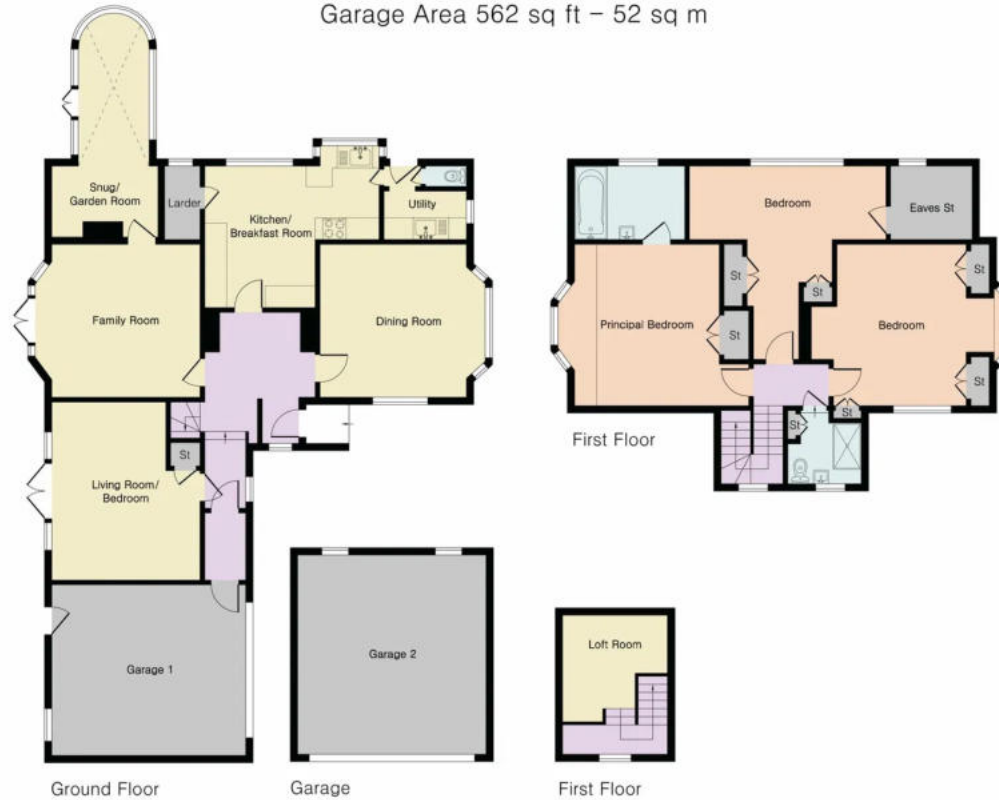


**Approximate Gross Internal Area 2130 sq ft - 198 sq m
(Excluding Garage)**

Ground Floor Area 1182 sq ft - 110 sq m

First Floor Area 948 sq ft - 88 sq m

Garage Area 562 sq ft - 52 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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