



Victoria House, Nazeing | 2,940 Sq Ft, Approx. 0.5 Acres & Spectacular Countryside Views, EN9 2DY

Enjoying an exceptional semi-rural setting with uninterrupted views across open countryside and protected Green Belt, Victoria House is an outstanding detached family home extending to approximately 2,940 sq ft and set within a beautifully landscaped plot of approximately 0.5 acres.

Constructed just four years ago, recently redecorated throughout and boasting an impressive EPC B rating, the property combines luxurious contemporary living with outstanding energy efficiency.

Designed with modern family life in mind, the accommodation centres around a magnificent 41'8" open-plan kitchen, dining and family room, beautifully appointed with a bespoke contemporary kitchen incorporating quartz worktops, an extensive range of integrated appliances, a substantial central island and a separate utility room. Full-width bi-folding doors open directly onto the extensive limestone terrace and generous gardens, seamlessly connecting the interior with the beautiful countryside beyond.

A spacious dual-aspect lounge provides an elegant and relaxing reception room, whilst a separate home office offers an ideal space for remote working. A welcoming entrance hall creates an impressive first impression, complemented by underfloor heated limestone flooring which extends throughout the entire ground floor.

Upstairs, there are four generously proportioned double bedrooms, including a magnificent principal suite measuring approximately 26'2" x 22', featuring a luxurious en-suite shower room and ample space to create a dressing room or walk-in wardrobe. Bedroom two also enjoys its own contemporary en-suite, whilst the remaining bedrooms are served by a beautifully appointed family bathroom with freestanding bath and separate walk-in shower.

Outside, the property enjoys a generous plot with extensive limestone terraces, beautifully maintained gardens and ample private parking, all set against a breathtaking rural backdrop.

Despite its peaceful semi-rural setting, the property is ideally positioned for an excellent range of local amenities, including Nazeing Golf Club, Nazeing Equestrian & Riding Centre and Nazeing Cricket Club. Broxbourne railway station is approximately 2.5 miles away, providing direct services into London Liverpool Street, whilst Epping Underground station (Central Line), the M25, M11 and A10 are all within approximately five miles.

The result is a rare opportunity to enjoy the tranquillity of country living without compromising on everyday convenience.

Key features

- Approximately 2,940 sq ft of beautifully appointed family accommodation

- Constructed just four years ago, with the benefit of approximately six years remaining on the new home structural warranty and recently redecorated throughout

- Bespoke contemporary kitchen with quartz worktops, central island and integrated appliances

- Four generous double bedrooms, including two with luxurious en-suite shower rooms

- Beautifully landscaped plot of approximately 0.5 acres overlooking open countryside and Green Belt

- Outstanding 41'8" open-plan kitchen, dining and family room with bi-folding doors to the garden

- Separate lounge, home office and utility room

- Magnificent principal suite measuring approximately 26'2" x 22', with provision for a dressing room or walk-in wardrobe

- Stunning contemporary family bathroom featuring a freestanding bath and separate walk-in shower

- Underfloor heated limestone flooring throughout the entire ground floor

- Extensive private driveway providing ample off-street parking and beautifully landscaped gardens

- EPC B rating and conveniently located just 2.4 miles from Broxbourne railway station, offering direct services into London Liverpool Street

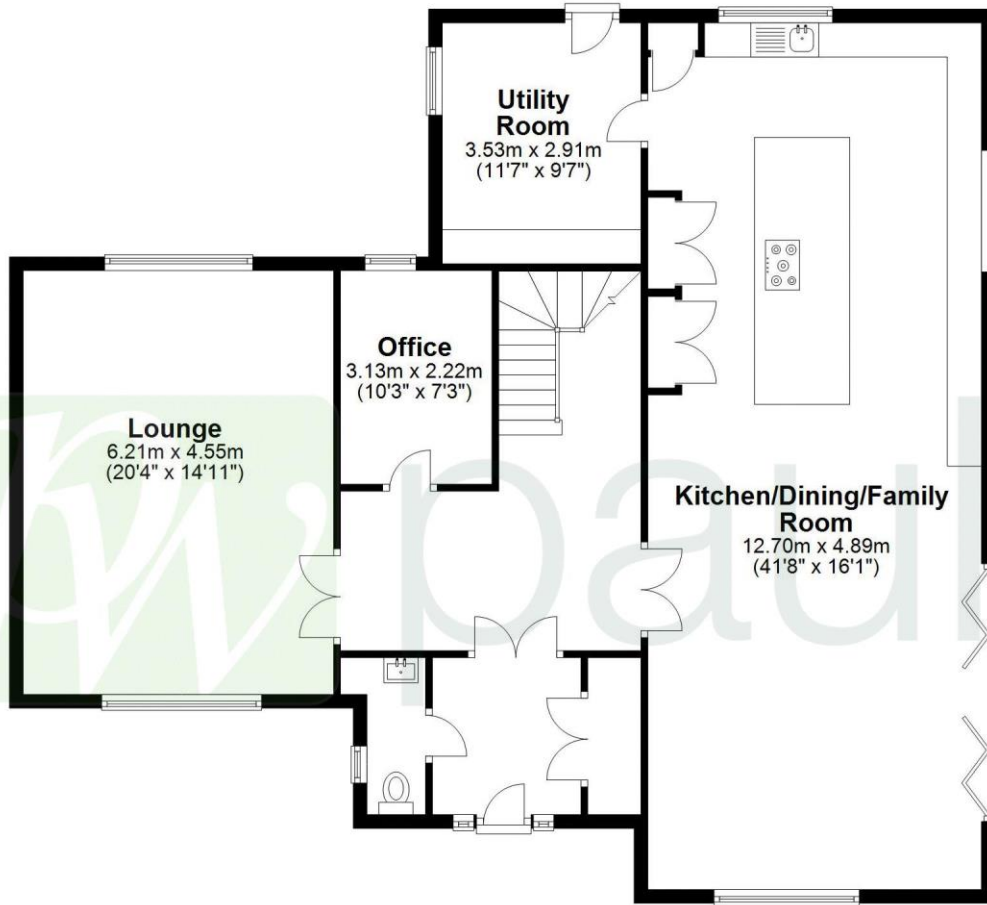






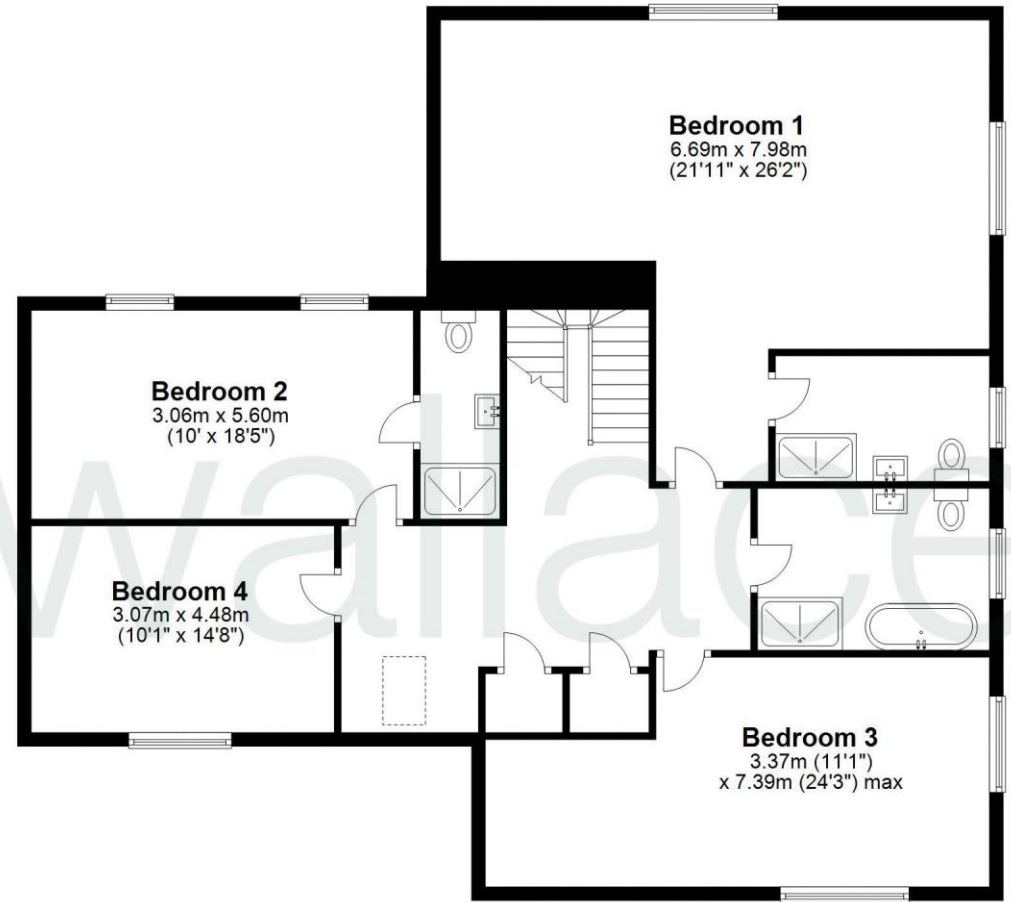
Ground Floor

Approx. 136.7 sq. metres (1471.8 sq. feet)



First Floor

Approx. 136.2 sq. metres (1465.6 sq. feet)



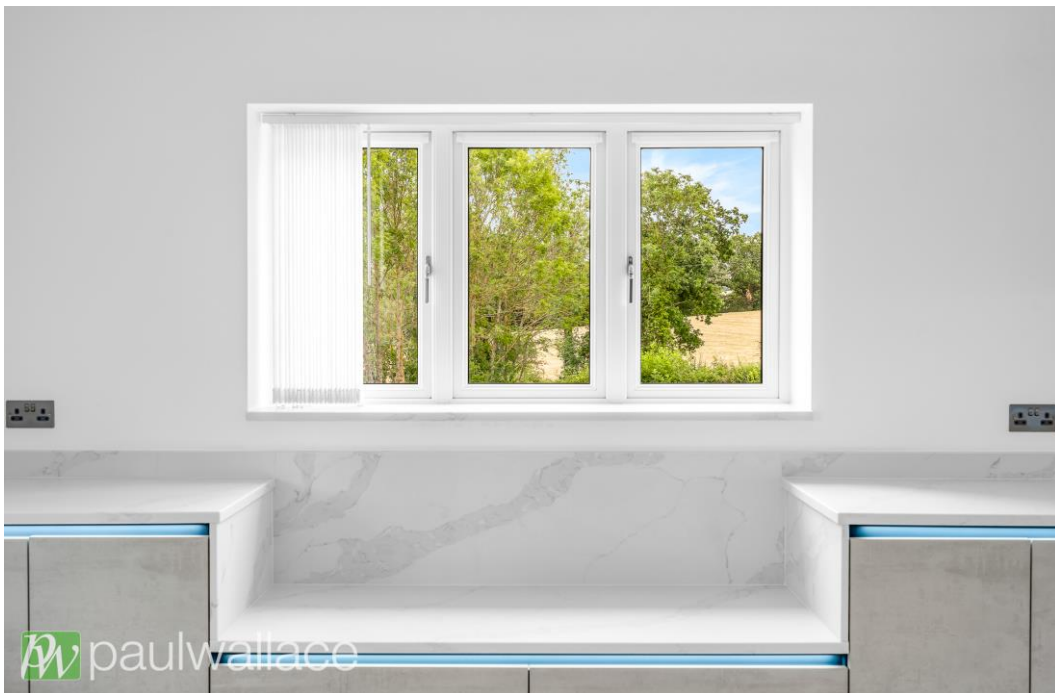
Total area: approx. 272.9 sq. metres (2937.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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