



PRESTIGE & VILLAGE

UK's finest properties

, HOBBS CROSS, MATCHING, CM17 0NN



A rare opportunity to purchase this truly stunning period home that has been much improved by the present owners. This beautiful Circa 1600 home offers many traditional period features including a wealth of exposed beams and open fires, the generous accommodation includes a spacious lounge, study/snug, dining room, extended luxury kitchen/breakfast room with doors to the garden and utility area. On the first floor there are 4 good size bedrooms, modern En-Suite and Family bathroom. Outside the property benefits from a beautiful landscaped cottage gardens, small paddock and stable with tack room for a pony. Further benefits include the close proximity to excellent schools and transport links, the study has super fast fibre broadband. There is garage and off road parking.





- Stunning Period Home
- Detached
- Traditional Features
- Landscaped Garden
- Garage & Stable
- Off Road Parking
- Chain Free
- Much Improved Throughout







LOUNGE

STUDY

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

MASTER BEDROOM

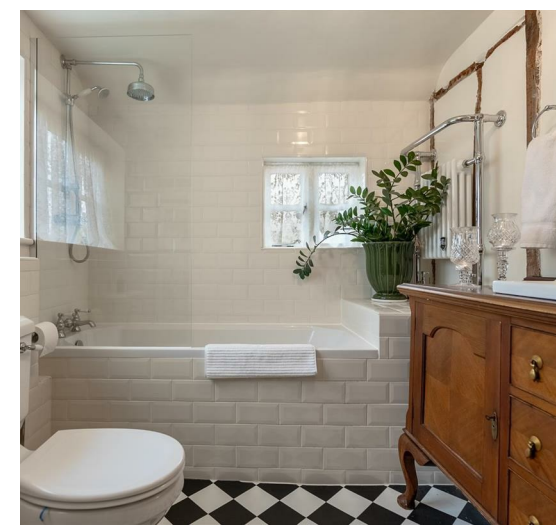
EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM





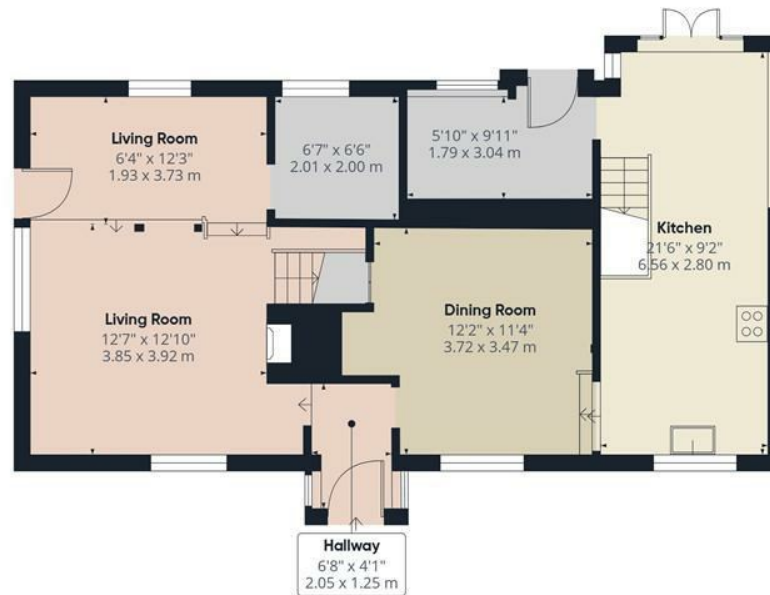
Located on the edge of Old Harlow the property is close to excellent schools and has good transport links to Cambridge and London via the M11 & Mainline Station. The property is surrounded by beautiful open countryside.



Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
85-95	B		
75-85	C		
65-75	D		
55-65	E		
45-55	F		
35-45	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
95-100	A		
85-95	B		
75-85	C		
65-75	D		
55-65	E		
45-55	F		
35-45	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Floor 0



Floor 1

Approximate total area⁽¹⁾

1431 ft²
133 m²

Reduced headroom

41 ft²
3.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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