

CHURCHFIELDS
BROXBOURNE, EN10

GRANT J BATES
— PROPERTY —





Grade II listed, design led home offering scale, heritage, and exceptional living

GJB

Churchfields, Broxbourne, EN10

Freehold

- Grade II Listed
- Six Bedrooms
- Four Bathrooms
- Over 5100 Sq Ft
- Separate Coach House
- Gated Private Setting
- Bespoke Luxury Kitchen
- Multiple Reception Rooms
- Period Features Throughout
- Garage and Parking
- 25 Min Train London Liverpool Street
- Walk To Station
- Easy Access Stansted Airport

Description

A distinguished Grade II listed Georgian residence, set behind gates on one of Broxbourne's most established addresses, offering over 5,100 sq ft of combined accommodation, including a separate coach house, garage, and beautifully maintained east to west facing grounds. The property comprises six bedrooms and four bathrooms, arranged across a substantial and versatile layout.

Dating back to the mid 19th century and historically known as Bellevue House, the home forms part of the original fabric of the area. Originally commissioned by George Bosanquet and later occupied by John Rodwell, it represents a rare opportunity to acquire a home of genuine historical significance.

Set behind newly formed walls, railings, and gates, the approach offers privacy and presence, with parking for multiple vehicles and a strong sense of arrival.

Alfie Santaniello
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Internally, the property has been carefully restored, blending period character with modern living. Original features have been retained throughout, including fireplaces, sash windows, ironmongery, and detailed cornicing and ceiling roses, many restored to highlight their original craftsmanship.

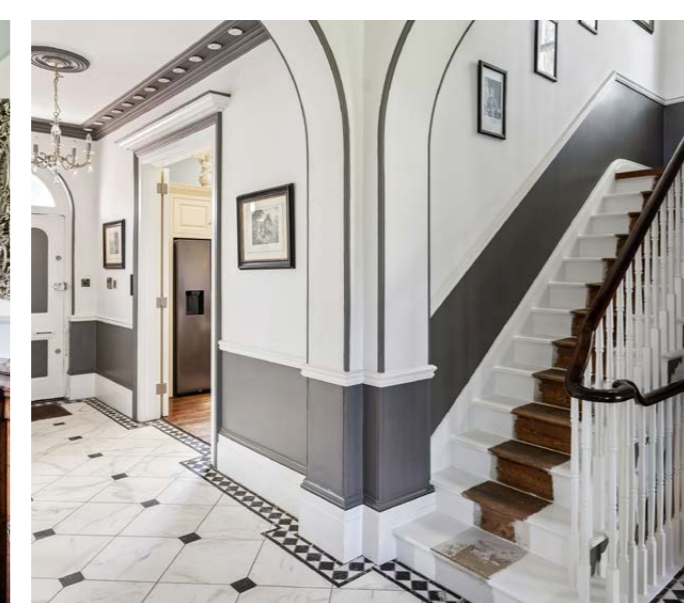
The entrance hall creates an immediate impression, with statuary marble flooring and Nero Marquina inlays, leading into a series of elegant reception rooms. High ceilings, large sash windows, and an east to west aspect allow natural light to flow throughout the ground floor, while dark oiled oak flooring adds warmth and contrast.

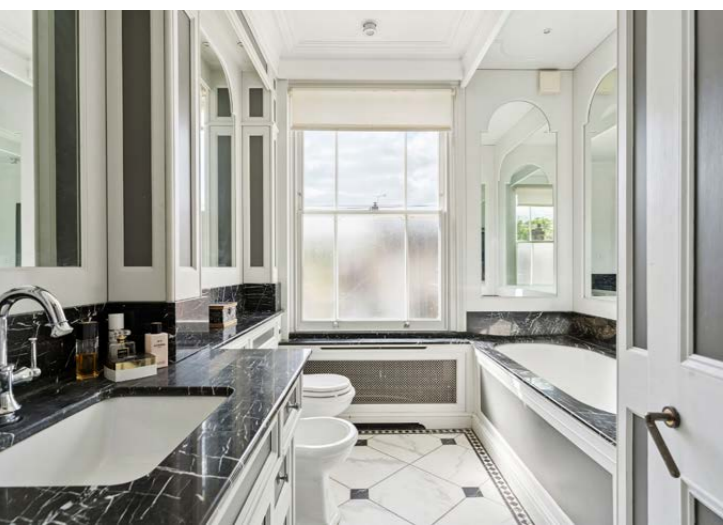
At the centre of the home is a bespoke, Clive Christian inspired kitchen, designed by the current owner. Finished with Assoluto granite worktops, Fired Earth tiling, and a substantial central island, it is complemented by integrated Miele appliances including multiple ovens, steam oven, warming drawer, and coffee machine.

Across the upper floors, six well proportioned bedrooms are arranged with excellent balance and privacy. The principal suite occupies a significant portion of the first floor, offering generous proportions and a sense of separation. Four bathrooms serve the home, all classically styled and well appointed.

The basement provides additional flexibility, with further living space, a bathroom, and an original oven, adding both practicality and character.







Externally, the gardens are a key feature, enjoying an east to west orientation and offering mature planting, privacy, and a peaceful setting. Within the grounds sits an original well and a distinctive flint and brick Gothic style garden folly, adding further architectural interest.

A separate coach house provides valuable ancillary accommodation, suitable for guests, staff, or independent use, alongside a substantial garage.

This is a home defined by its scale, history, and craftsmanship, offering a rare opportunity to own a landmark residence in a highly regarded location.

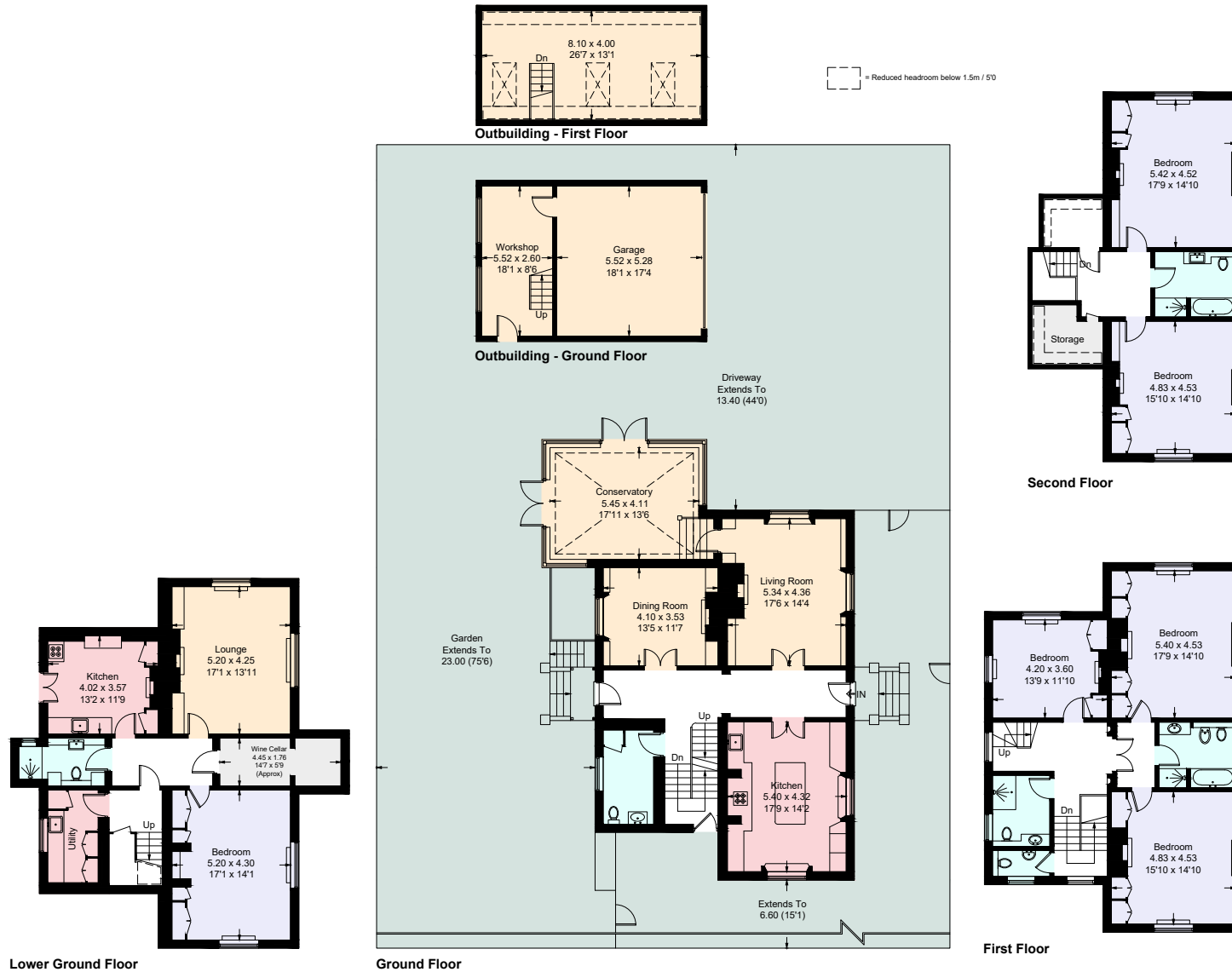
Additional Information

Local Authority: Broxbourne
Council Tax Band: G
EPC Rating: TBC



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Churchfields

Approximate Gross Internal Area = 402.6 sq m / 4333 sq ft, Outbuilding = 76.5 sq m / 823 sq ft, Total = 479.1 sq m / 5156 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.