Tawney Lane, Romford, RM4

BUTLER & STAG

**Guide Price £1,050,000-£1,100,000**

**Situated in the peaceful and picturesque village of Stapleford Tawney, Larksview Cottage sits proudly at the end of an impressive gravel driveway, surrounded by beautifully landscaped gardens and rolling countryside. This exceptional detached home offers over 2200 square feet of elegantly designed accommodation, combining rustic charm with contemporary comfort.**

# Freehold

- Detached Vaulted Barn
- Three Bedrooms/Three Bathrooms
- Modern Kitchen/Breakfast Room
- Office/Fourth Bedroom
- Private Gated Driveway
- Double Cart Lodge And Workshop

From the moment you step into the graceful entrance lobby, the sense of space and light is unmistakable. Exposed beams contrast beautifully with crisp white walls, while stunning feature windows flood the interior with natural light.

The magnificent sitting room with its striking gas fire provides a perfect setting for cosy winter evenings, flowing seamlessly into the perfectly positioned dining area — ideal for entertaining family and friends. A separate office offers the perfect spot for home working, with serene views over the gardens and direct access to the patio for al fresco lunches in the sunshine.

The stylish kitchen and breakfast room blend modern design with the property's heritage character. An impressive marble-topped island with butler-style sink sits alongside sleek dark grey cabinetry, all set against the warmth of original timber beams that extend throughout this vaulted barn conversion.

An inner hallway leads to the bedroom wing, where the primary suite enjoys its own luxurious bathroom and a spacious walk-in wardrobe. Two further double bedrooms and a family bathroom provide excellent accommodation for family or guests, while a third full bathroom near the living areas ensures convenience and privacy for visitors.

Outside, expansive lawns and multiple patios offer wonderful opportunities for outdoor entertaining, summer barbecues, or simply relaxing in the tranquil setting. The gravel driveway, secured by electric gates, provides ample parking, complemented by a cart lodge for covered parking or storage.

Blending timeless character with refined modern living, Larksview Cottage offers a rare opportunity to enjoy countryside charm in an idyllic setting.

WHITE HART LANE N.17

# Larks View Cottage

Approx. Gross Internal Area 288 Sq M ( 3100.3 Sq Ft )

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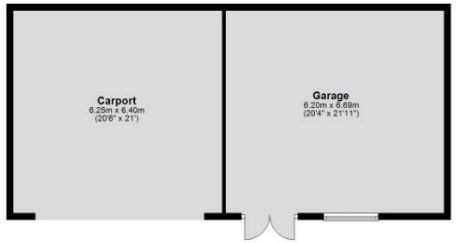
## Ground Floor

Approx. 205.9 sq. metres (2216.6 sq. feet)

## Outbuilding

Approx. 82.1 sq. metres (883.7 sq. feet)




Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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