Roydon Road, Stanstead Abbotts, SG12

BUTLER & STAG

Introducing a breathtaking and distinguished Grade II listed 6-bedroom country estate, nestled on the edge of a charming Hertfordshire village.

Freehold

- Stunning Character Property
- Six Bedrooms/Six Bathrooms
- Spacious Kitchen/Breakfast Room
- Double Garage
- Set Just under 1.3 Acres
- Far Reaching Views

The property is part of an exclusive, security-gated enclave shared with two neighboring homes; one being the former servants' quarters and the other a contemporary new build. The main house, commanding the central position within 1.3 acres of mature grounds, offers stunning views over the surrounding pasture and farmland. Its grand architectural design is highlighted by a magnificent Portico supported by stone pillars, leading to a central tower. The top floor of the tower serves as an office with panoramic views, ideal for telescope enthusiasts and star-gazers.

This unique property exudes charm, eccentricity, and elegance, maintaining an aura of grandeur throughout. Originally designed and constructed around 1860 for Sir Charles Booth, the house spares no luxury. The interior is equally impressive, featuring a spectacular entrance hall perfect for entertaining, spacious enough to host a six-piece band and dance floor on its yorkstone flooring. The property has evolved over the years, with a rear wing offering entirely self-contained secondary accommodation. There is also significant potential for further development in the extensive cellar voids.

Lovingly restored by the current owners, the house now functions as a substantial family home. It boasts elegant principal rooms, including a dining room accommodating up to 18 guests and a beautifully designed drawing room and family room that blend modern style with period charm. The master suite is particularly noteworthy, featuring separate 'his and hers' en suites, a romantic remote-controlled 'real flame' effect fire, and a balcony to enjoy the serene views.

This exceptional property is a perfect blend of historical significance, architectural splendor, and modern luxury, offering a truly unique living experience.

This village boasts its own mainline station (St Margaret's) providing direct access to Kings Cross station, with an alternative 30-minute train journey from nearby Roydon to Liverpool Street.

Netherfield House

Approx. Gross Internal Area 664.0 sq. metres (7147.6 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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