



ABSOLUTE
PROPERTY

Lake View Church Lane
Broxbourne, Hertfordshire EN10 7QE
Price Guide £1,375,000



GEORGIAN MANSION!!!!!! This substantial four-bedroom apartment set within this Grade 1 listed Georgian Mansion known as “Wormleybury Manor” with far reaching views overlooking a Lake. “Lake View” offers 3200 Sq. ft. of living space and boast a wealth of character features throughout. Situated in a delightful small village steeped in history and conveniently located close to Broxbourne with a wide range of amenities including the large shopping centre at Brookfield Farm. The area is rich in sports and recreational facilities with both The Hertfordshire Golf and country Club (under 1 mile) and Brickendon Golf course close by. There are excellent public and state schools within easy reach, including Haberdasher Askes, Stormont, Lochinver, Queenswood, Aldenham, Belmont, St Marthas Senior School, Dame Alice Owens, Queen Elizabeth’s Boys and Girls and Haileybury. Benefits include Two principal reception rooms, luxury fully integrated kitchen, two bathrooms four bedrooms set within approx. 40 acres of grounds.



Wormleybury Manor

Wormleybury Manor is a magnificent Grade I listed mansion built by Robert Mylne and embellished by the renowned architect Robert Adam between 1777 to 1779 and converted into 9 beautiful apartments in 1996. The property is situated within grounds and gardens of approximately 54 acres, and also boasts a 5-acre lake.

Lake View Apartment

Lake View apartment is located within grounds and gardens of approx. 40 acres with a 5-acre lake. The grounds provide a peaceful country refuge within reach of London via good rail and road links.

This residence is beautifully presented and boasts light and spacious accommodation with high ceilings throughout. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Each and every room has been decorated and well-appointed with style and quality.

There are Four bedrooms to the upper floor, two bathrooms and plenty of storage.

Downstairs there are two principle naturally lit reception rooms of grand proportion with a Southerly outlook over the lake and gardens which are a delight.

The Grounds

The gardens wrap around the Manor providing an air of exclusivity with delightful walks in various areas to enjoy the views over the lake and barbeque area, which is perfect for entertaining.

Nestled to the side of the main house is an additional parking area for visitors and access to the garage blocks where there is a double garage for the sole use of this apartment.

Location

Lakeside' provides the commuter with a peaceful country refuge within easy reach of London from a choice of rail stations and convenient for major road networks. Broxbourne mainline station is about 2 miles away with fast links into London's Liverpool Street, Tottenham Hale for underground connections onto the Victoria Line, Stratford

and north to Stanstead. Located Close to the A10 providing easy access to the M25 (J25), Stanstead airport (via A120 or M1). A1M and M11.

Directions

From Bishop's Stortford head west on the A120 towards Standon and the A10. At the A10 roundabout take the first exit towards London. Proceed for approx. 15 miles and exit at the slip road for Broxbourne/Wormley. Take the first exit at the roundabout and then again at the next onto A1170. After a short distance turn left onto Church Lane and proceed over the A10 bridge. After a short distance the entrance to the Manor will be on the left. Proceed along the private gravel driveway bearing left to the main house. Please proceed to the visitors parking area which is located to the side of the house.

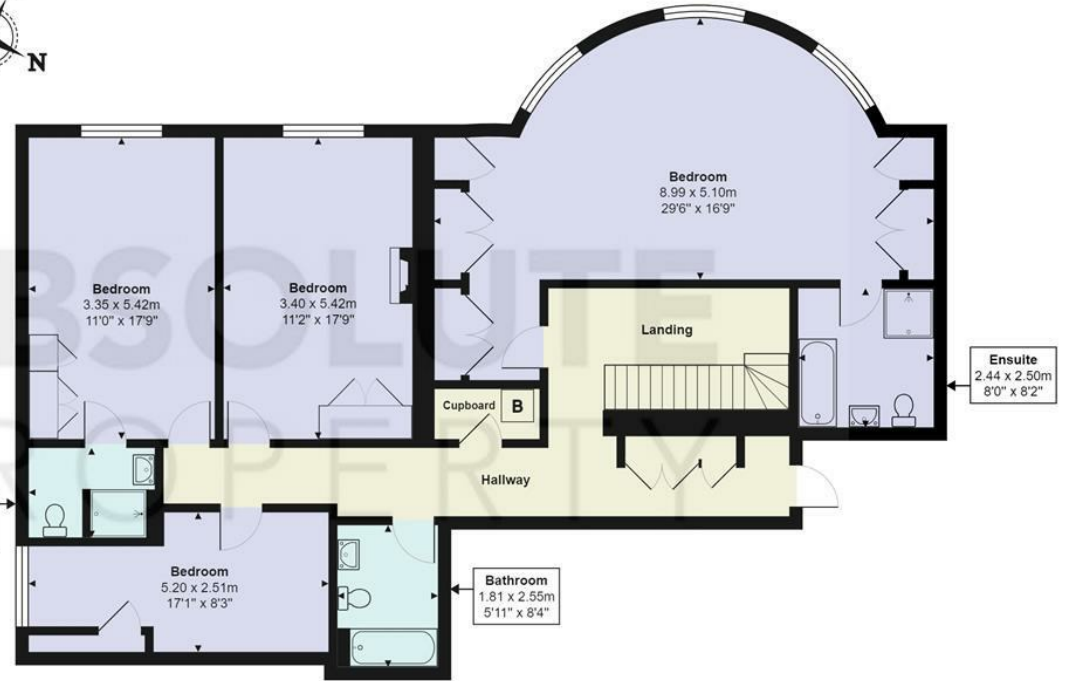




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First Floor
Area: 128.8 m² ... 1386 ft²



Second Floor
Area: 135.4 m² ... 1457 ft²



Wormleybury Manor, Church Lane, Wormley, EN10 7QE

Total Area: 264.2 m² ... 2844 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>103-120 A</p> <p>81-101 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>			
		63	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>102-110 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
		72	80
England & Wales		EU Directive 2002/91/EC	