



SIMPLY HOMES

Carneles Green

Broxbourne EN10 7QB





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Summary:

Simply Homes are delighted to bring to the market this absolutely stunning property, set in the fully rural, wonderfully secluded location of Carneles Green, yet only a few minutes drive from the bustling town of Broxbourne. This unique Grade-II and idyllic home started life as a lovely country cottage and has now been sympathetically and stylishly expanded and extended into a beautiful country house, offering all the facilities that a modern family requires yet maintaining a real period feel, and all set in a stunning location in which houses very rarely becomes available. This is a real "once in a lifetime" opportunity to live in the countryside yet stay connected to the useful facilities of a large town, and get into London Liverpool Street in twenty seven minutes by train, or onto the London Underground network within thirteen minutes.

Accommodation:

The original entrance doorway opens into the large, linked dining room and living room, which form the major part of the original cottage ground floor, with both spaces merging seamlessly around the large central chimney. On one side is a lovely open brick built hearth and an ornate curved brick lintel.

On the other side an old oak lintel frames a wood burner sitting on an attractive slate base. Well lit by multiple windows on all four aspects and with glazed double doors opening onto the garden at one end this is a truly flexible and attractive area that could fulfil a myriad of functions, easily adapting to your own lifestyle needs. Painted beams set into the ceiling provide an elegantly stylish link from old to new.

On the side of the dining room is a good sized study/office offering excellent privacy yet well connected to the main living area and nicely lit by two opposing windows. If a work from home solution was not required this would make a wonderful library/reading room.

To the side of the house is a pretty timber framed porch, easily accessed from the front path and rear driveway, and the door within it is currently used as the main point of ingress. It opens onto a lovely hallway which provides access to the living room, downstairs bedroom/family room and kitchen/dining room.







The kitchen/dining room is a large and attractive space, enjoying unhindered views out onto the garden through the full width bi-fold doors, and further flooded in natural light through three additional windows. The kitchen area is equipped with all the integrated appliances you would expect in a house of this size and quality and sports an abundant range of cupboards, floor mounted and wall mounted, along with a substantial central island, providing more cupboard space, a superb food preparation/serving area, and a large breakfast bar. To the side of the kitchen is a conveniently placed utility/laundry room and beyond that a guest cloakroom/shower room.

The ground floor also has a large room listed as a bedroom/family room. This really underlines the flexibility offered by this property, as this room would perform admirably in a large number of different roles as required by your needs. Gym, large work from home space, ground floor bedroom, play room, teenage hang out, the list is almost limitless, and it can flex with you as your needs evolve through time.

Upstairs the rooms' ceilings are open up into the eaves, showing the wonderful and interesting architectural shapes of the complex roof structure. There are three very large double bedrooms and a large family bathroom. The substantial master bedroom benefits from a dressing area with fully fitted wardrobes as well as a stunning en-suite shower room. Both of the other two bedrooms have fitted cupboards.

Exterior:

The house sits in approximately a half acre plot and is surrounded on three sides by a paved patio area plenty large enough for family and friends to relax, eat and socialise together, enjoying the views over the large lawn and unspoiled Hertfordshire countryside beyond. The large driveway, secure behind double gates, provides parking for a significant number of vehicles and leads to the triple garage, attractively styled to be in complete harmony with the house. The garage offers secure, private multi vehicle parking and workshop space, as well as a fully independent room above it, of over twenty six feet in length, which again offers fabulous flexibility in how it is used. There really are too many options to mention. The house has no neighbours in view and is an absolute oasis of calm and quiet in a stunning rural woodland setting.

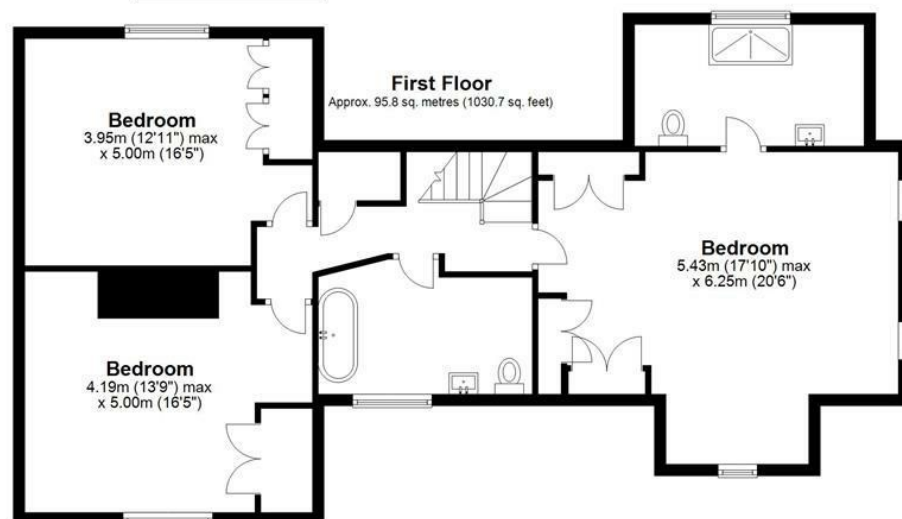
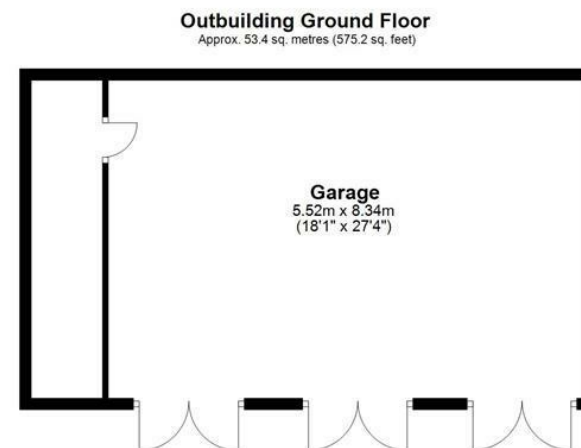
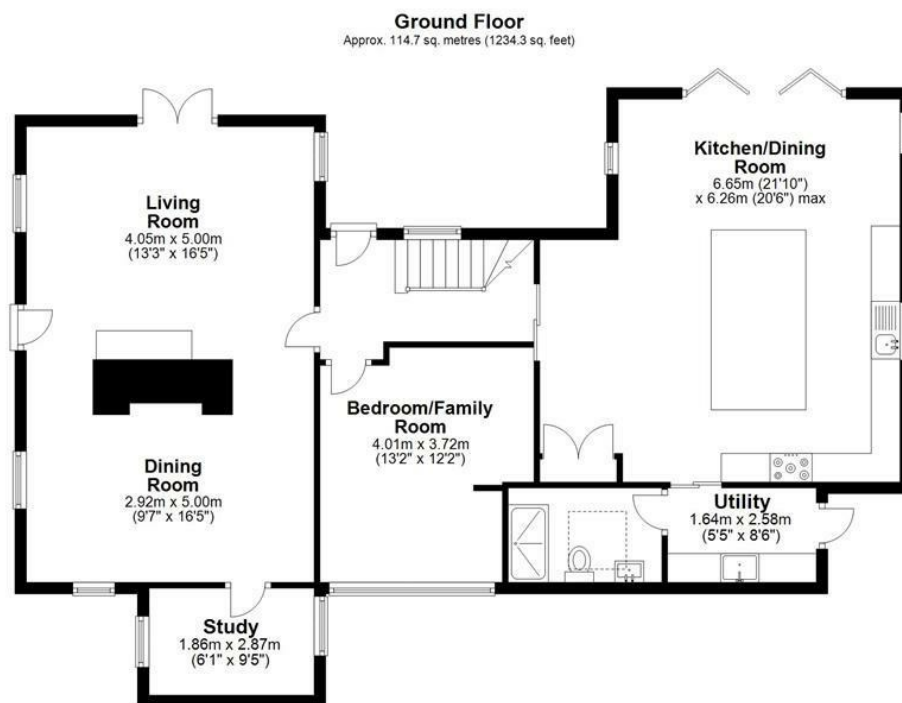
Location:

A tranquil countryside location yet just a few minutes from Broxbourne town centre, which boasts a massive selection of pubs, bars, restaurants and retail shops. Adjoining the extensive and well maintained grounds of the Hertfordshire Golf & Country Club. A short drive from Hertfordshire Zoo. Excellent transport links, both north and south, by road via the A10/M25 and by mainline rail via Broxbourne station. Easy commute into London by road or rail.









Total area: approx. 296.1 sq. metres (3187.4 sq. feet)









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