



SIMPLY HOMES

Church Lane

Broxbourne EN10 7QF





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Simply Homes are delighted to bring to the market this charming four bedroom, two bathroom detached family home in a delightful rural setting, yet just minutes from Wormley and Broxbourne. This elegant period property displays a wealth of traditional craftsmanship and materials, with an abundance of period features still retained, such as solid wood and stone tiled floors; a beautiful fireplace in the living room, a gorgeous conservatory and a usable basement with direct access by stairs from the entrance hall as well as an intriguing solid wood trapdoor within the floor of the conservatory.

Accommodation:

This is a very pretty house, built in the traditional country farmhouse style, with a lovely wooden front door with a shaped glass panel above it opening into a fabulous lobby with generous windows either side. A nice period feature is the clock face visible to the outside front, which is maintained from within the open pitch roof supported by exposed beams. From the lobby a lovely door with decorative frosted glass panels leads into the main entrance hall, which is well lit from the landing and upper hallway as well as the light and airy lobby to the front. From the entrance hall doors lead off into the front facing living room and dining room, as well as to the kitchen at the rear and a further staircase leading down into the cellar.

The living room is an absolute delight. Dual aspect windows, one of which enjoys a generous bay arrangement, flood the generous yet well proportioned room with natural daylight. The room is designed in a classic square shape, making it a really flexible and adaptable space that will accept a wide range of layouts and furniture configurations with ease, with a stunning fireplace offering an impressive visual focal point to work with. Easily large enough for multiple sofas and chairs, along with other occasional furniture besides, this is a really comfortable and sociable room.

Across the hallway is the dining room, offering a similarly well proportioned space that will allow you to dine in real style, and on a grand scale should you wish to, readily accepting a substantial dining table and chairs whilst still leaving plenty of space for additional items of furniture. The dining room benefits from two separate doors, one from the entrance hall and another opening into a rear lobby area, enabling a nice easy flow around the ground floor, a useful asset during day to day life and a real boon when entertaining guests.

The rear of the entrance hall opens directly into the centrally placed kitchen, which enjoys abundant natural light thanks to two windows to different aspects, one of which looks out onto the glorious conservatory. The kitchen is ergonomically designed so that everything you need falls readily to hand and features a full complement of farmhouse style wall and floor mounted cabinets fitted around the whole perimeter, ensuring more than ample storage and worktop space.

Integrated within the cabinets is a comprehensive array of appliances, as well as a useful breakfast bar area. Like the dining room, the kitchen has doors connecting to the entrance hall and the rear lobby area, which connects directly to a substantial utility/laundry room in the rear corner of the house.

Extending across the rear of the house and out into the garden is the beautiful conservatory. This is a premium quality, craftsman built installation, exhibiting a wonderful style and elegance throughout. Fully fitted with lighting, heating, a ceiling fan, a fabulous pair of doors out into the garden and multiple opening windows, this is a stunning room for all seasons, able to multi task as a sitting room and dining room if you so desire, and just a wonderful room in which to spend time. Set within the attractive tiled floor is a solid wood trap door offering access to the cellar, which is also served by a staircase in the entrance hall, and a large workshop/storage room.

Also linking from the rear lobby is a well placed office/study, which is comfortably large enough to provide a multi desk work from home solution and an ideally placed guest cloakroom, as well as a useful exterior entrance that opens directly onto the private parking area to the side of the house.

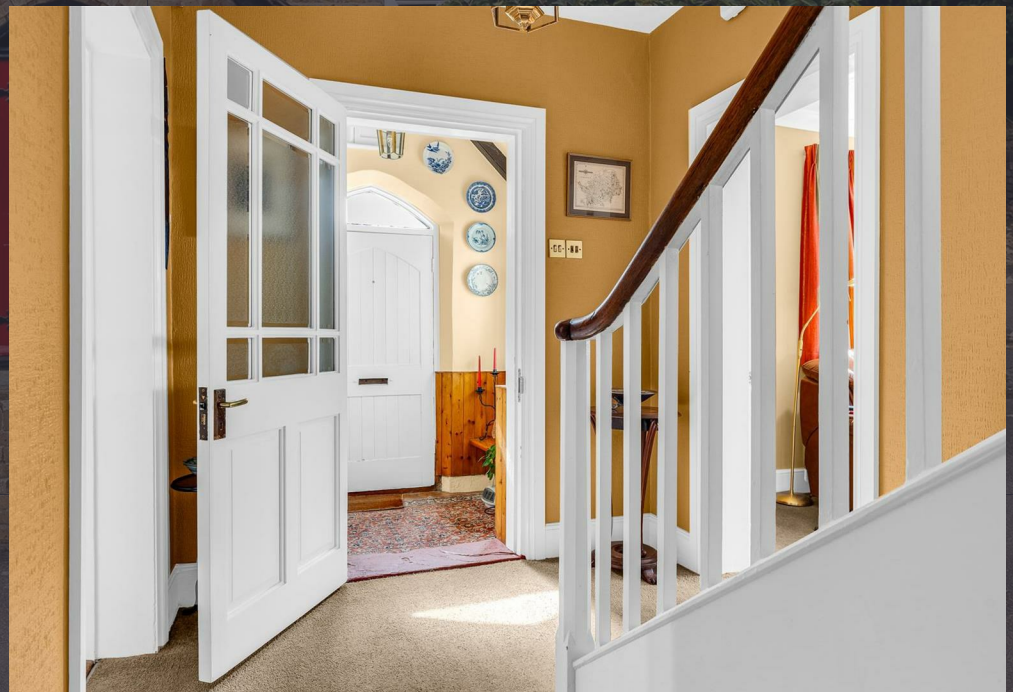
Upstairs we find four bedrooms and two bathrooms. Two of the bedrooms are more than generous doubles in size, with one of them enjoying a full wall of fitted wardrobes. The principal bedroom boasts an en-suite shower room and a delightful walk in wardrobe with ornate stained glass windows gracing the doors. The family bathroom has a bath with shower attachment.

Exterior:

The attractive frontage features a low level brick wall surrounding a pretty front garden full of a variety of plants, shrubs and specimen trees. To one side a large driveway opens into a spacious parking area able to provide parking for at least three cars, but it could be extended to provide parking for six or seven cars. To the other side a decorative wrought iron gate opens into the gardens which are skilfully designed with a number of scalloped flower beds matching the organic shaping of the substantial patio. The gardens are an absolute joy, with an expansive lawn flowing in and out of the borders all along its length, culminating in a neatly clipped hedge at the rear boundary. There are extensive views of open countryside to be enjoyed, but the star of the show is the wonderful planting, bringing together myriad shapes, sizes and colours of plants, bushes and trees in a perfectly curated display.

Location:

The house enjoys a fully rural setting yet is just minutes from Wormley and Broxbourne. Attractions such as Hertfordshire Zoo are just a mile or so away, with hundreds of acres of open countryside to be explored through the many footpaths on your doorstep. Easy access to the A10 and a choice of local stations with speedy services into central London make this a property offering a simple daily commute, presenting an opportunity for a wonderful work/life balance for you and your whole family.







- Ground Floor -

Entrance Porch

Hallway

Living Room

17'3" x 16'11" (5.26m x 5.18m)

Dining Room

16'1" x 14'11" (4.91m x 4.57m)

Kitchen

14'11" x 8'9" (4.56m x 2.68m)

Inner Hallway

Office

9'2" x 8'9" (2.80m x 2.68m)

Conservatory

17'2" x 9'6" (5.24m x 2.92m)

Storage

Utility Room

12'11" x 9'7" (3.95m x 2.94m)

Cloakroom/WC

- Lower Ground Floor -

Basement

10'1" x 16'11" (3.08m x 5.18m)

- First Floor -

Landing

Bedroom One

15'0" x 11'9" (4.58m x 3.60m)

Wardrobe

En-suite

Bedroom Two

15'11" x 14'11" (4.87m x 4.57m)

Bedroom Three

12'0" x 8'9" (3.67m x 2.68m)

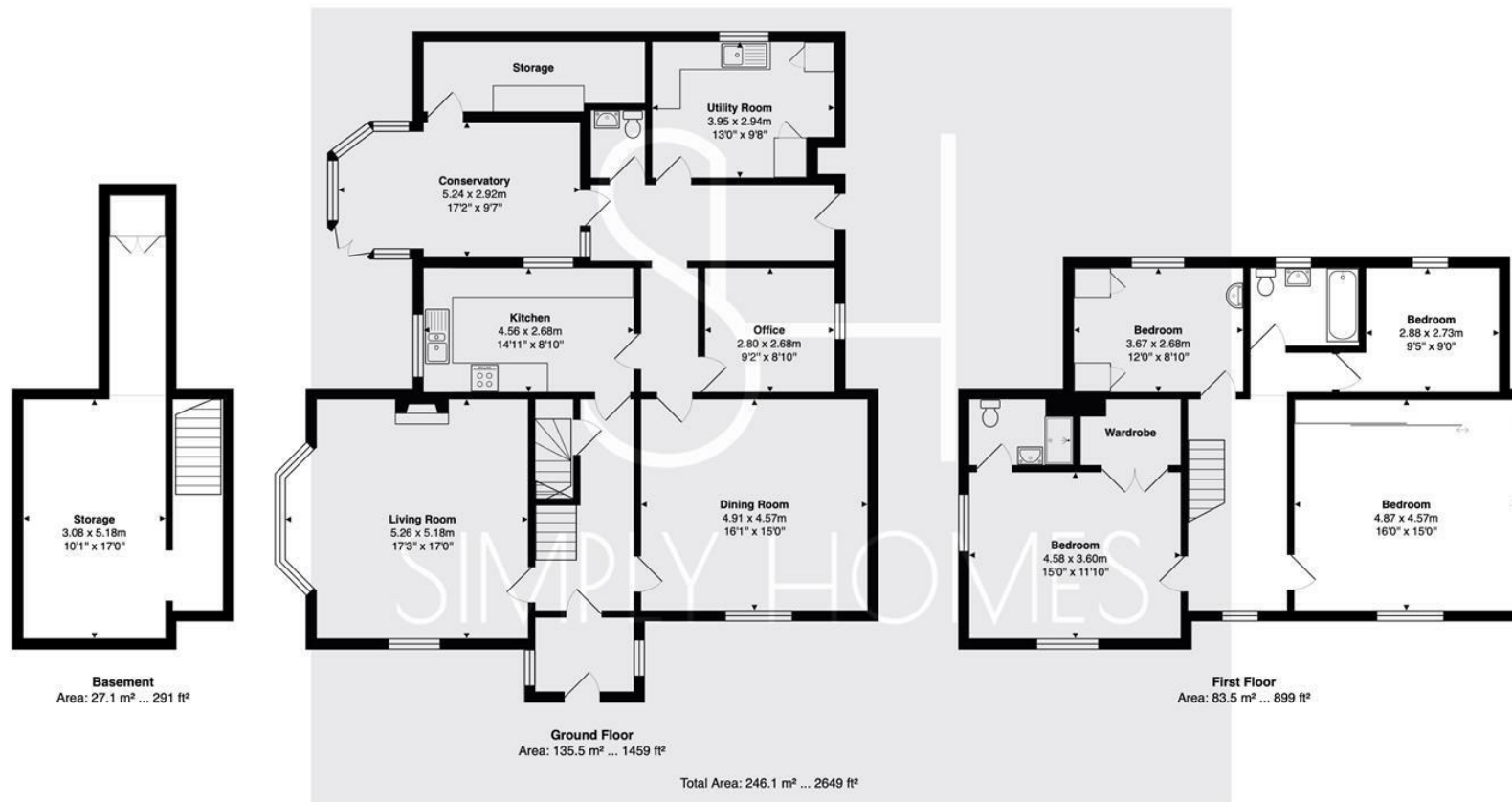
Bedroom Four

9'5" x 8'11" (2.88m x 2.73m)

Family Bathroom















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