



Gilston Park House, CM20 2SF
High Wych





Gilston Park House, CM20 2SF

Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £360,000

**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS EXCEPTIONAL, CHAIN FREE, TWO BEDROOM, TWO BATHROOM LUXURIOUS APARTMENT, IN THE HIGHLY SOUGHT AFTER GILSTON PARK HOUSE DEVELOPMENT IN HIGH WYCH ****

Exquisite 2-Bedroom Luxury Apartment in a Converted Gothic Victorian Mansion – Chain Free

Nestled in the tranquil and picturesque countryside of Gilston, High Wych, this remarkable 2-bedroom apartment forms part of an exclusive development within a magnificently converted Gothic Victorian mansion. With only seven individually designed residences in the building, this unique home offers privacy, character, and a rare opportunity to own a piece of historic elegance – completely chain free.

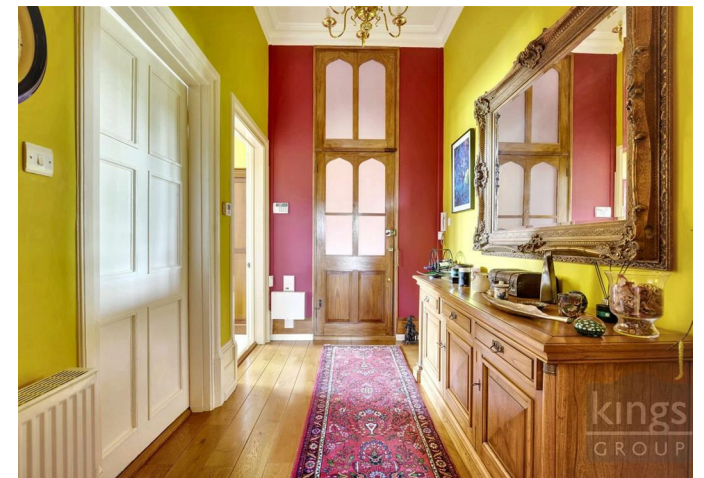
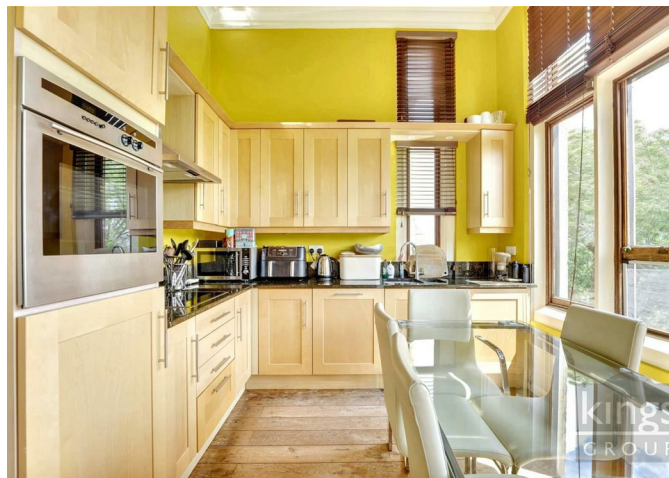
From the moment you step inside, you're greeted by an atmosphere of grandeur and sophistication. Solid oak flooring flows seamlessly throughout, complementing the soaring ceilings and original stone and sash windows, which flood the home with natural light and frame unrivalled views of the rolling countryside beyond.

The apartment boasts exceptionally spacious rooms, including a breathtaking grand master suite with its own luxurious en-suite bathroom, finished to the highest standard. A second generously sized bedroom offers flexibility as a guest room, home office, or personal retreat.

Every detail in this property reflects quality and timeless style, from the period features meticulously preserved during conversion, to the modern comforts subtly integrated to suit contemporary living.

Set in one of Hertfordshire's most desirable rural locations, this home perfectly balances the charm of country living with easy access to nearby towns and transport links.

By Auction £360,000



- BEING SOLD VIA SECURE SALE - AUCTION STARTING BID £360,000
- CONVERTED VICTORIAN GOTHIC MANSION
- ORIGINAL FEATURES THROUGHOUT
- FAMILY BATHROOM WITH BALL AND CLAW FREESTANDING BATH
- 13 ACRES OF BEAUTIFUL LANDSCAPED GROUNDS WITH TENNIS COURTS AND LAKE

Main Entrance

Main entrance leading to stunning grand hall, oak panelled ceilings and walls, feature oak staircase leading to first floor

Hallway 20'93 x 6'76 (6.10m x 1.83m)

High ceilings, feature coving, solid oak flooring, smart Hive thermostat, house alarm, fibre internet connection,

Lounge 17'93 x 16'16 (5.18m x 4.88m)

Large bay sash window with window seat to front aspect, stunning countryside views, high ceilings, solid oak flooring, radiator, original fireplace with surround and hearth with inset gas stove, phone point, TV aerial point, power points

Kitchen 13'2 x 10'4 (4.01m x 3.15m)

Sash window to side and rear aspect, solid oak flooring, a range of base and wall units with roll top granite effect work surfaces, tiled splashbacks, integrated hob with extractor hood, integrated fridge, integrated dishwasher and washing machine, high ceilings, walk in pantry cupboard housing combi boiler and fridge/freezer, power points, radiator

Master Bedroom 21'87 x 10'99 (6.40m x 3.05m)

Sash window to side aspect, solid oak flooring, high ceilings with original coving, power points, door leading to en-suite shower room, radiator

En-Suite 6'97 x 6'88 (1.83m x 1.83m)

Sash window to side aspect, double shower cubicle with rainfall shower head, hand wash basin with mixer tap and vanity under unit, Low level W.C. heated towel rail, part tiled walls, tiled flooring, shaving point, extractor fan

Bedroom Two 13'03 x 11'46 (4.04m x 3.35m)

Sash window to rear aspect, solid oak flooring, high ceilings with original coving, power points, radiator

- TWO BEDROOM FIRST FLOOR CHAIN FREE LUXURIOUS APARTMENT
- SPACIOUS LOUNGE WITH ORIGINAL FIREPLACE AND BAY WINDOW
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- ALLOCATED PARKING
- SHARE OF FREEHOLD - COMMUNITY CHARGE £4200 PA

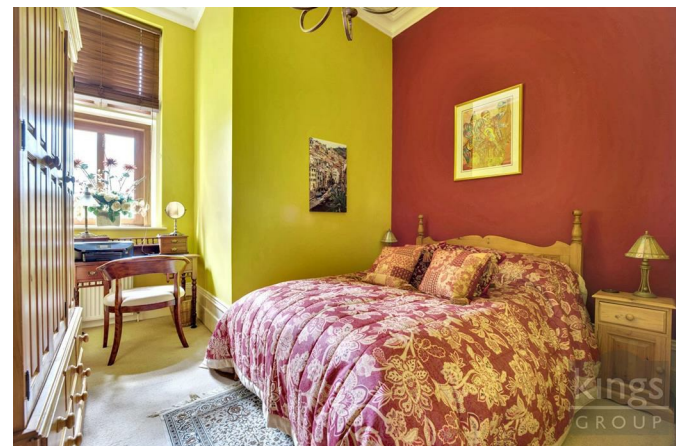
Family Bathroom 6'88 x 6'92 (1.83m x 1.83m)

Tiled flooring, part tiled walls, freestanding bath with mixer taps and shower attachment and ball and claw feet, wall mounted shower over bath with rainfall shower head, wash basin with mixer tap and vanity under unit, low level W.C.

External

Two allocated parking spaces in front courtyard, visitors car park, basement space available to rent for additional storage, 13 acres of beautiful grounds including tennis courts, landscaped gardens and a lake

Close to Harlow Town train station, Sawbridgeworth and Harlow are both within easy reach. 30 minutes from Stanstead airport and 30 minutes commute into Cambridge. Easy access to A414 and M11 - 2 miles away from the A10
Share OF Freehold
Community Charge - £4200 PA
Lease remaining - 974 Years





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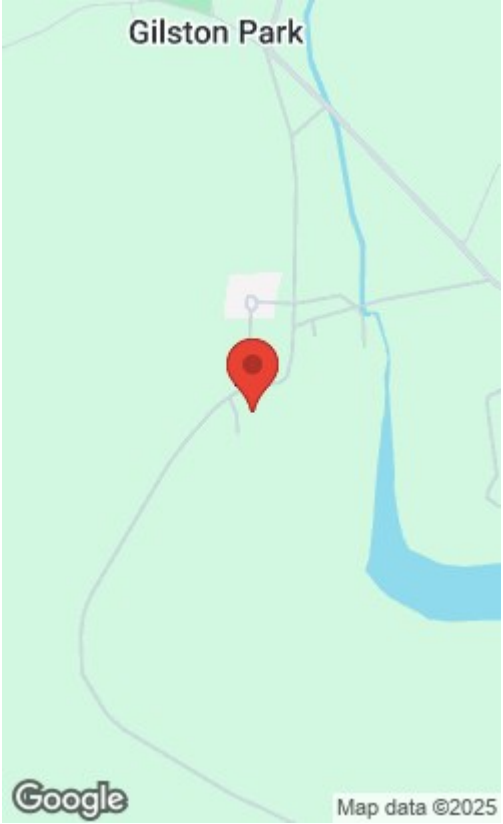


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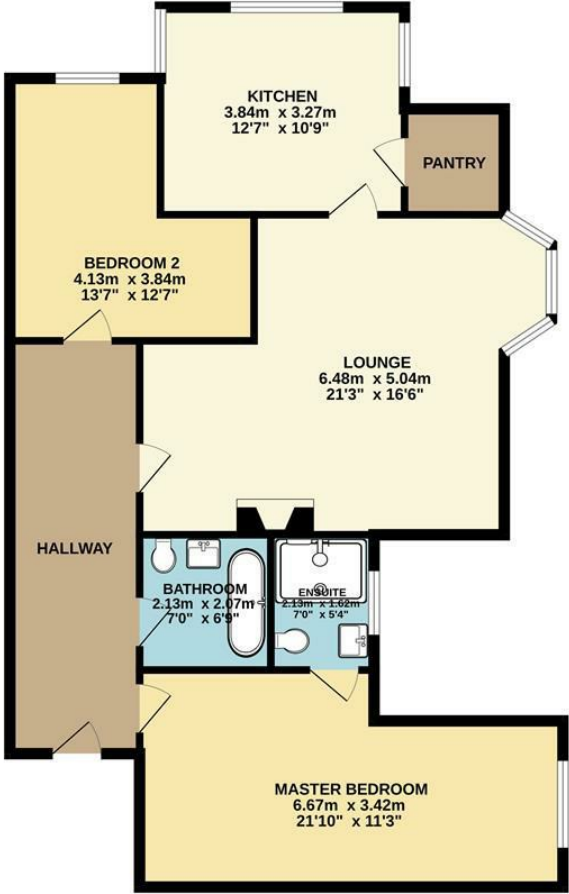


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(29-54) E		
(21-26) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(29-54) E		
(21-26) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



FIRST FLOOR
95.4 sq.m. (1027 sq.ft.) approx.



TOTAL FLOOR AREA : 95.4 sq.m. (1027 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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