

**KIRBY  
COLLETTI**

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Highfields Low Hill Road, Roydon, CM19 5JN

Offers In Excess Of £2,000,000





# Highfields Low Hill Road

Roydon, CM19 5JN

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A distinguished Edwardian detached residence set within grounds of just over one acre, located close to Roydon Village, the High Street and station with direct services into London Liverpool Street and Cambridge.

Extending to almost 3,900 sq ft, with an additional 1,100 sq ft self-contained annexe, this impressive home offers exceptional space for modern family living. A gated carriage driveway sweeps up to the property, framed by mature trees and expansive lawns, and leads to a detached double garage with automated doors.

Inside, the house is defined by its grand proportions and wonderful high ceilings, enhancing the light and elegance throughout. Period character features, including five reception rooms with feature fireplaces, are balanced with modern comforts such as a 22ft fitted kitchen with integrated appliances, utility room and ground floor cloakroom. Upstairs, four of the five bedrooms benefit from en suites, complemented by a further family bathroom.

The mature rear gardens are a particular highlight, featuring a large koi pond and a dedicated games room, providing a superb setting for entertaining or relaxing in complete privacy.

This is a rare opportunity to acquire a handsome Edwardian home of stature, with the flexibility of a sizeable annexe, offering both charm and convenience in a highly sought-after setting.



<b>ACCOMMODATION</b>	
<b>RECEPTION HALL</b>	14'4 x 11'4 (4.37m x 3.45m)
<b>HALLWAY</b>	14'9 x 11'5 max (4.50m x 3.48m max )
<b>SITTING ROOM</b>	18 x 15'7 (5.49m x 4.75m)
<b>LIVING ROOM</b>	34'9 x 15'3 (10.59m x 4.65m )
<b>DINING ROOM</b>	20 x 15'1 (6.10m x 4.60m)
<b>STUDY</b>	16'10 x 12 max (5.13m x 3.66m max)
<b>INNER HALLWAY</b>	4'11 x 3'3 (1.50m x 0.99m)
<b>CLOAKROOM</b>	6'7 x 5'7 (2.01m x 1.70m)
<b>KITCHEN / BREAKFAST ROOM</b>	22'7 max x 20'4 max (6.88m max x 6.20m max)
<b>UTILITY ROOM</b>	16'9 x 6'7 (5.11m x 2.01m)
<b>1ST FLOOR LANDING</b>	31'10 x 9'9 max (9.70m x 2.97m max)
<b>BEDROOM ONE</b>	21'10 x 15'5 max (6.65m x 4.70m max)
<b>EN SUITE SHOWER ROOM</b>	7'7 x 5'10 max (2.31m x 1.78m max )
<b>BEDROOM TWO</b>	17'3 x 16'5 max (5.26m x 5.00m max )
<b>EN SUITE</b>	6'7 max x 4'11 (2.01m max x 1.50m)

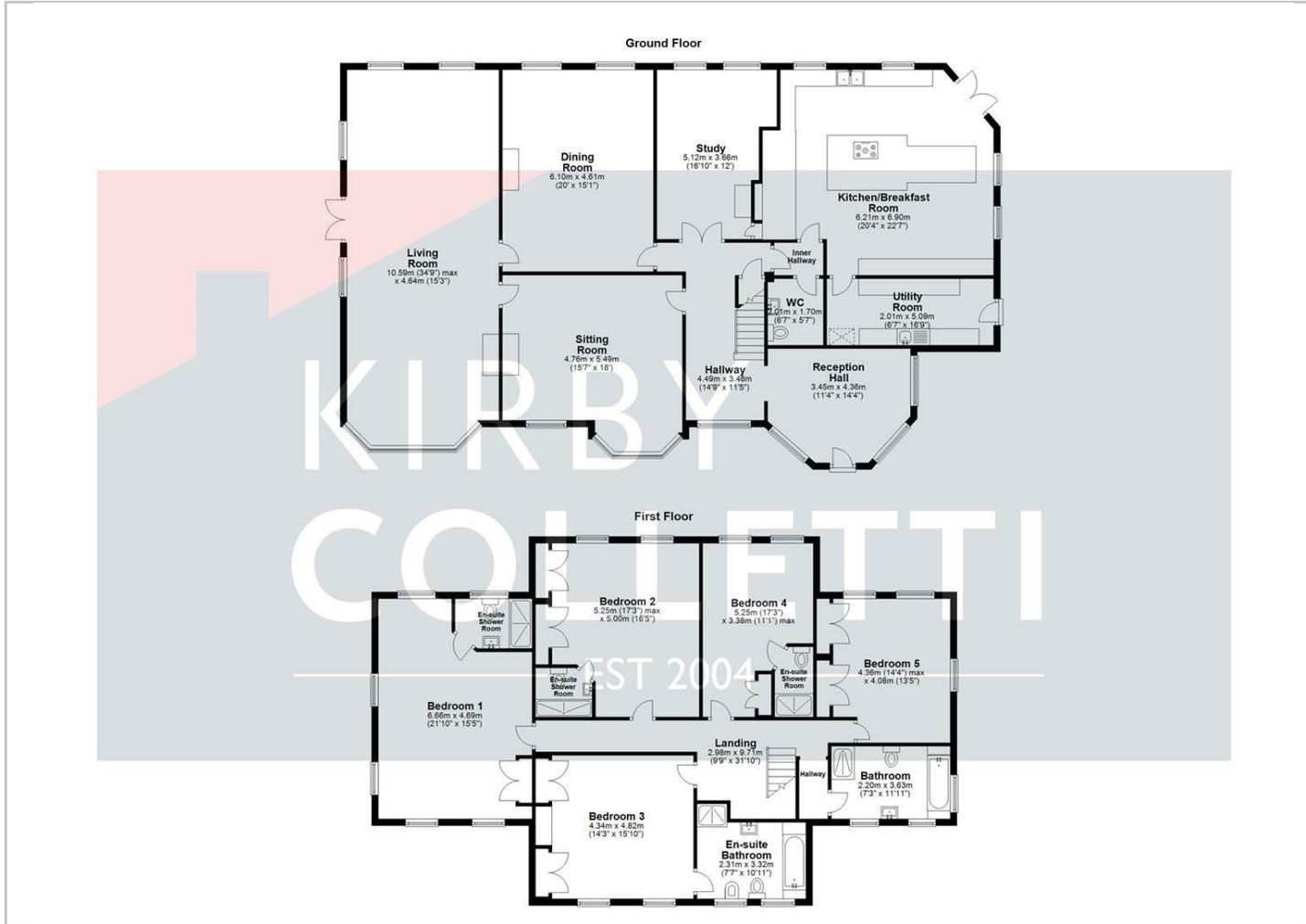


<b>BEDROOM THREE</b>	15'10 x 14'3 max (4.83m x 4.34m max )
<b>EN SUITE</b>	10'11 max x 7'7 max (3.33m max x 2.31m max)
<b>BEDROOM FOUR</b>	17'3 x 11'1 (5.26m x 3.38m)
<b>EN SUITE</b>	7 x 3'11 (2.13m x 1.19m )
<b>BEDROOM FIVE</b>	14'4 max x 13'5 max (4.37m max x 4.09m max )
<b>FAMILY BATHROOM</b>	11'11 x 7'3 (3.63m x 2.21m)
<b>EXTERIOR</b>	
<b>REAR GARDEN</b>	
<b>FRONT GARDEN</b>	
<b>DETACHED DOUBLE GARAGE</b>	19'8" x 19'3" (5.99m x 5.87m)
<b>THE LODGE</b>	
<b>ENTRANCE HALL</b>	12'2 x 10'2 (3.71m x 3.10m)
<b>LIVING ROOM</b>	15'2 x 13'5 (4.62m x 4.09m)
<b>KITCHEN/DINER</b>	15'2 x 12'10 (4.62m x 3.91m )
<b>BATHROOM</b>	6'11 x 6 (2.11m x 1.83m)
<b>1ST FLOOR LANDING</b>	15'2 x 10'4 (4.62m x 3.15m)
<b>BEDROOM ONE</b>	15'2 x 12'11 (4.62m x 3.94m )
<b>BEDROOM TWO</b>	15'2 x 13'11 (4.62m x 4.24m )
<b>GAMES ROOM</b>	19'6" x18'11 (5.94m" x5.77m)
<b>Cloakroom</b>	

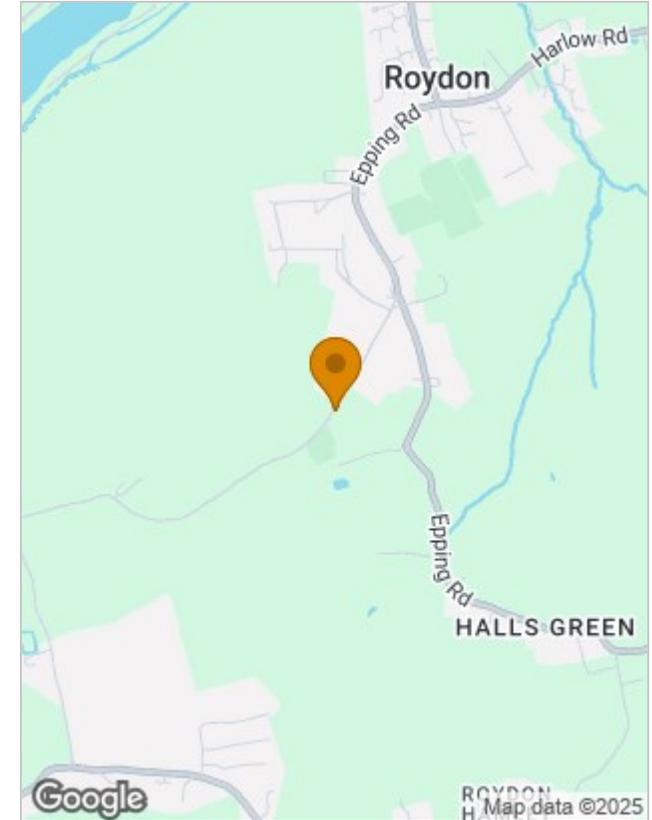




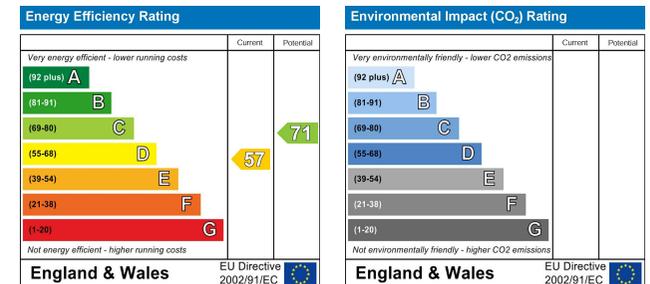
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.