



The Millhouse, Roydon Mill, Roydon
Guide Price £425,000

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MILLERS
ESTATE AGENTS

* GUIDE PRICE £425,000 - £450,000 * CHARMING MILL CONVERSION * PRIVATE TERRACE WITH STUNNING VIEWS * TWO DOUBLE BEDROOMS * SHORT WALK TO STATION * GARAGE * COMMUNAL GARDENS *

Nestled in the charming hamlet of Roydon, The Millhouse is a superb Grade II listed townhouse that offers a unique blend of historical character and modern living. This stunning mill conversion boasts breath-taking views of the river and surrounding countryside, making it an ideal retreat for those seeking tranquillity and natural beauty.

Spanning an impressive 1,138 square feet over four floors, this property features a private entrance that leads into a spacious lounge. Here, you can enjoy the serene mill stream views from the comfort of your own home, with doors opening onto a private terrace perfect for relaxation. The first floor is home to an excellent kitchen and dining area, complete with a modern fitted kitchen and elegant wooden floors, creating a light and airy space for entertaining.

The upper levels house two generously sized double bedrooms, complemented by a stylish shower room. Additionally, there is a walk-in wardrobe that was originally the third bedroom, providing ample storage and versatility. A landing area serves as a convenient dressing space, enhancing the practicality of this delightful home.

Residents can also enjoy the benefits of communal gardens and a garage en bloc, adding to the convenience of this property. The nearby Roydon Marina Village Complex, along with the mainline station, village shops, and a local pub, ensures that all essential amenities are within easy reach. With its idyllic rural setting and proximity to picturesque countryside walks along the riverside, Roydon Mill presents a rare opportunity to own a piece of history in a truly enchanting location.





GROUND FLOOR

Private Entrance Door

Living Room

11'0" x 23'0" (3.35m x 7.01m)

FIRST FLOOR

Kitchen Dining Room

11'4" x 15'5" (3.46m x 4.70m)

SECOND FLOOR

Bedroom Two

12'0" x 9'9" (3.65m x 2.97m)

Shower Room

8'7" x 5'9" (2.62m x 1.75m)

THIRD FLOOR

Bedroom One

12'7" x 9'0" (3.84m x 2.74m)

Landing/Dressing Area

9'3" x 6'9" (2.82m x 2.06m)

Walk-in Wardrobe

6'5" x 6'10" (1.96m x 2.08m)

EXTERIOR

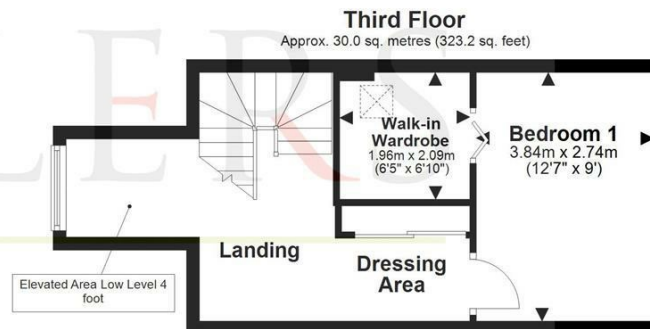
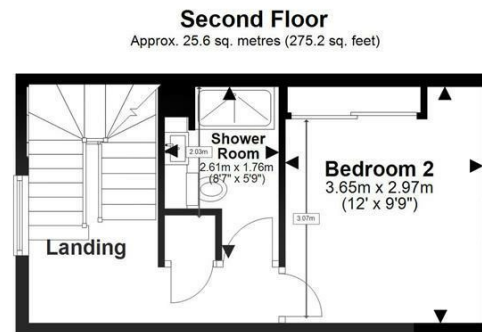
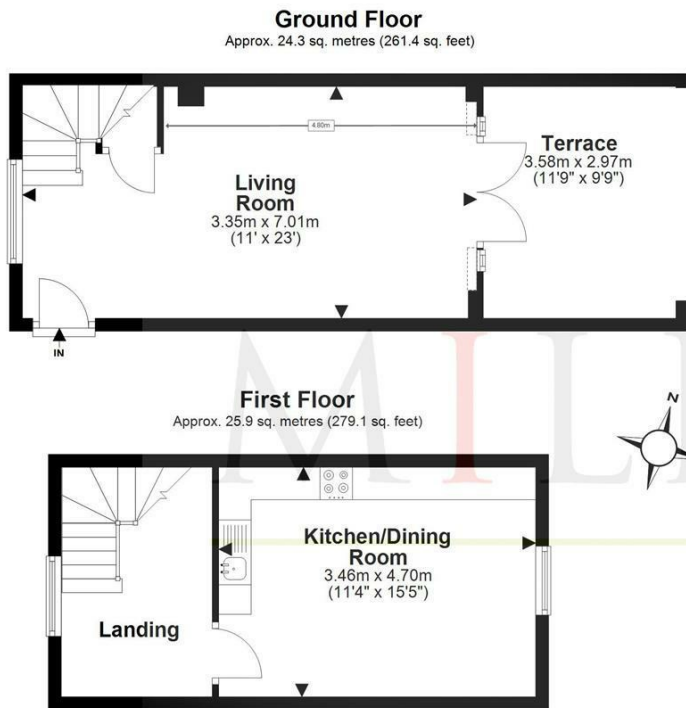
Private Terrace

11'9" x 9'9" (3.58m x 2.97m)

Communal Gardens

Garage





Total area: approx. 105.8 sq. metres (1138.9 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

Floor Plan Key

- Restricted height
Measured from 1.5m height
- Room indication of where
measurements are taken from

- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window



Viewing

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

These particulars are believed to be accurate but are provided as a general guide only and do not form part of any offer or contract. Prospective purchasers should verify their accuracy through inspection or other means. No employee of this firm is authorised to make any representation or warranty regarding the property. "AI" may have been used in some photography or graphics for marketing and presentation purposes. No physical part of the property or location has been altered.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		86	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G	16		(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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