New Road, Lambourne End

Asking Price £1,100,000

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MILLERS

ESTATE AGENTS

* DETACHED 17TH CHARACTER HOME * THIRD OF AN ACRE PLOT APPROX. * FEATURE FIREPLACES & EXPOSED BEAMS * GATED DEVELOPMENT * GARAGE & DRIVEWAY *

Nestled in the charming New Road of Lambourne End, this exquisite detached 17th-century character cottage offers a unique blend of historical charm and modern convenience. Spanning an impressive 2,461 square feet, the property is set within a small gated development, surrounded by approximately a third of an acre of beautifully secluded grounds.

Upon entering, you are greeted by a spacious entrance hallway that leads to two inviting reception rooms. The front lounge features a delightful fireplace, perfect for cosy evenings, while the rear lounge boasts large windows and doors that provide stunning views of the picturesque rear garden and tranquil duck pond. The cottage kitchen, complete with a central island, seamlessly connects to the dining room, making it an ideal space for entertaining family and friends. Additionally, a large laundry room, ground floor cloakroom and a separate study offer practicality and versatility.

The first floor comprises two generously sized double bedrooms, alongside two further inter-communicating bedrooms that can be easily transformed into a dressing room or study, catering to your personal needs. A well-appointed family bathroom completes this level.

Outside, the property is equally impressive, featuring a double-length garage and a gated in-and-out gravel driveway that accommodates parking for up to five vehicles. The extensive grounds are a true highlight, showcasing a delightful fish pond, a swimming pool, a timber pool room, a greenhouse, and various outbuildings, all set against the backdrop of the enchanting duck pond.

This remarkable home is perfect for those seeking a peaceful retreat with ample space for family living, all while being conveniently located in a desirable area. Do not miss the opportunity to make this character cottage your own.

GROUND FLOOR

Cloakroom WC
5'4" x 2'7" (1.63m x 0.79m)

Family Room
16'11 x 10'11 (5.16m x 3.33m)

Living Room
12'6" x 19'11" (3.82m x 6.07m)

Dining Area
15'5" x 10'2" (4.69m x 3.10m)

Kitchen
17'3" x 9'7" (5.25m x 2.92m)

Laundry Room
15'4" x 10'0" (4.67m x 3.06m)

Study
8'1" x 10'0" (2.46m x 3.06m)

FIRST FLOOR

Bedroom One
13'7" x 14'6" (4.14m x 4.43m)

Bedroom Two
16'4" x 11'5" (4.97m x 3.47m)

Bedroom Three
13'0" x 10'6" (3.97m x 3.20m)

Bed Four / Dressing Rm
12'6" x 10'5" (3.81m x 3.18m)

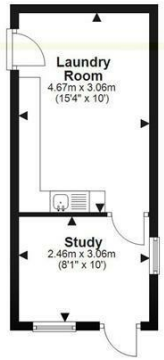
Bathroom
9'4" x 7'4" (2.84m x 2.24m)

EXTERIOR

Gravel Driveway

Rear Garden
1/3rd of an acre plot approx
(0.30m/0.91mrd of an acre plot approx)

Garage
24'9 x 11'10 (7.54m x 3.61m)



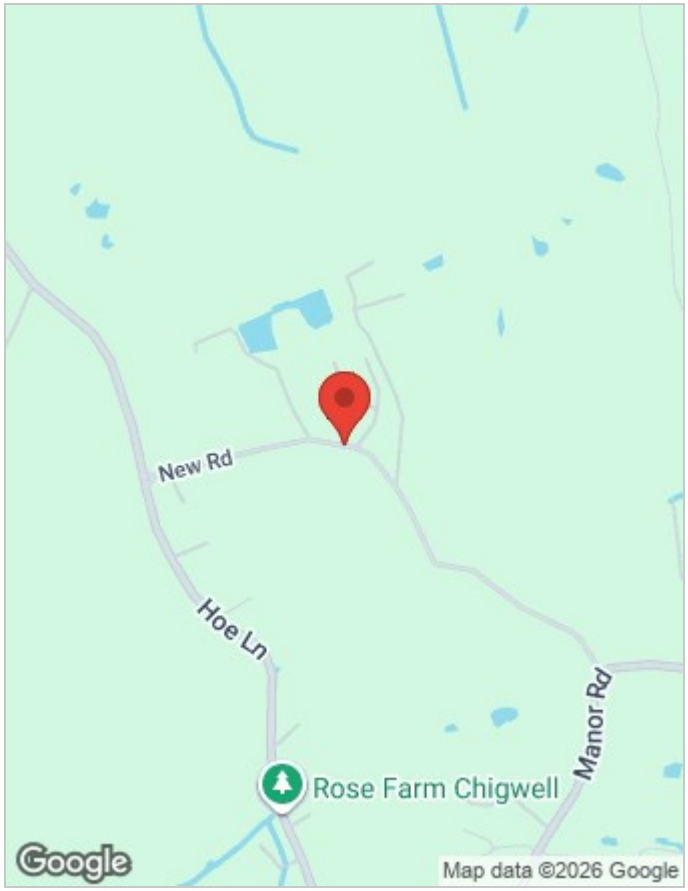
Main area: Approx. 178.6 sq. metres (1922.0 sq. feet)
Plus garages, approx. 27.3 sq. metres (294.2 sq. feet)
Plus study, approx. 7.5 sq. metres (81.1 sq. feet)
Plus laundry room, approx. 14.3 sq. metres (153.9 sq. feet)

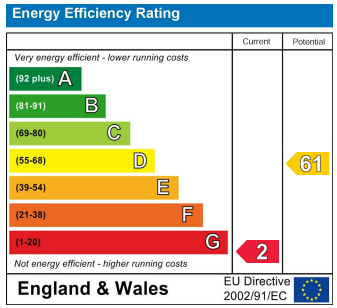
Total area including garages and outbuildings:
approx. 227.7 sq metres (2461.2 sq feet)

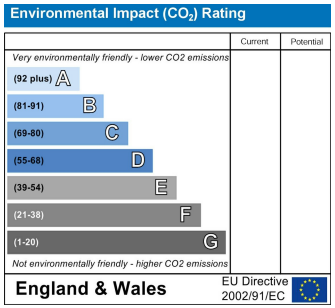
Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

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.

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229 High Street, Epping, Essex, CM16 4BP
Tel: 01992 560555 | Email: sales@millersepping.co.uk
www.millersepping.co.uk