



Summer House, Hamlet Hill, Roydon,  
Harlow, Essex, CM19 5LA

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Offers in excess of: £1,095,000  
Freehold



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Rarely available to the market and located on Hamlet Hill, Summer House is a detached property spread over 2300sqft offering wonderful views of the surrounding countryside landscapes. Planning permission has also been granted for a side extension to provide two extra bedrooms, utility room, further living space and family bathroom. PLANNING REF: EPF/2277/22.

Internally the property is decorated to a very high standard, on the ground floor you will find the kitchen/diner/family room boasting great space and natural sunlight, there is also a family bathroom and two bedrooms. On the first floor is the main bedroom with a fully equipped ensuite. The open gallery has eaves storage and views of the countryside.

Externally is 1.25 acres of land overlooking the open fields with beautiful views, the south facing garden is laid to lawn with open fencing surrounding and two wooden storage sheds. There is also an office/annexe and double garage, situated in an elevated position enjoying stunning views. The annexe offers an outdoor seating area with wooden steps leading to the sunken hot tub, a double-glazed door leads into the lounge/diner/kitchen area fully equipped with cooker hob, extractor fan, stainless steel sink, mixer taps and space for a fridge/freezer.

Council Tax Band G. EPC Rating C.



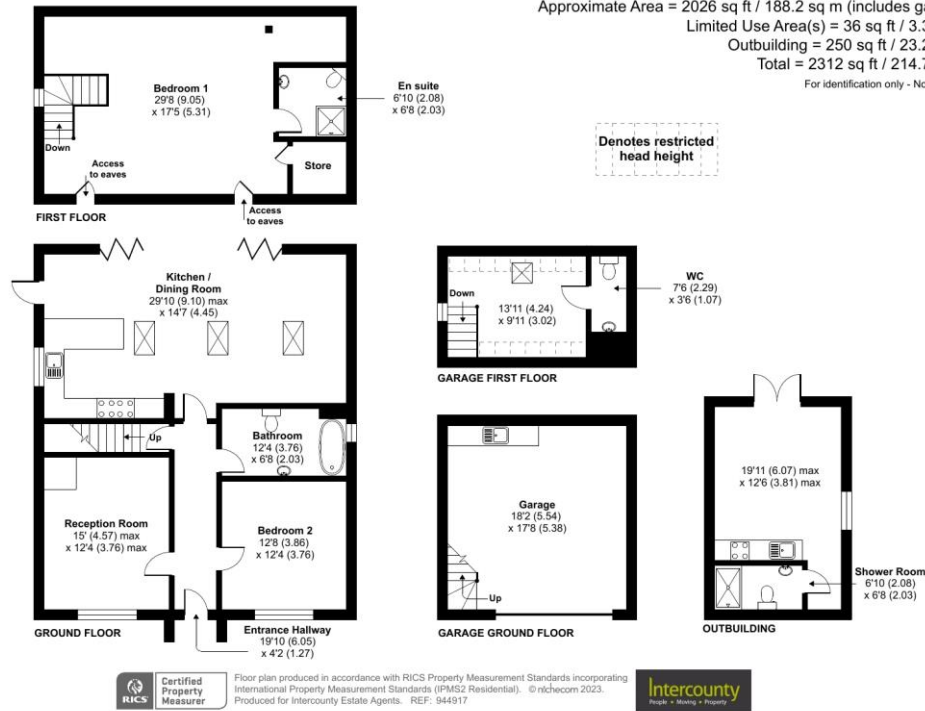
Three Bedroom Detached House  
Annexe  
Outbuilding  
Ample Off-Road Parking  
Garage  
Council Tax Band G  
EPC Rating C

#### ADDITIONAL INFORMATION

Roydon is a small village located in Essex, 1.5 miles west of Harlow. The village has a shop, sub post office, pharmacy, a restaurant, pubs, primary schooling and a train station with services into London. Roydon is within proximity to both M11 motorway and Stansted Airport. Harlow boasts its own hospital, additional schooling, shopping centres, theatre and leisure facilities plus a good choice of cafes, bars and restaurants.

## Hamlet Hill, Roydon, Harlow, CM19

Approximate Area = 2026 sq ft / 188.2 sq m (includes garage)  
 Limited Use Area(s) = 36 sq ft / 3.3 sq m  
 Outbuilding = 250 sq ft / 23.2 sq m  
 Total = 2312 sq ft / 214.7 sq m  
 For identification only - Not to scale



**Entrance Hallway** 19'10" x 4'2" (6.05m x 1.27m)

**Reception Room** 15' x 12'4" (4.57m x 3.76m)

**Bedroom 2** 12'8" x 12'4" (3.86m x 3.76m)

**Bathroom** 12'4" x 6'8" (3.76m x 2.03m)

**Kitchen/Dining Room** 29'10" x 14'7" (9.1m x 4.45m)

### First Floor

**Bedroom 1** 29'8" x 17'5" (9.04m x 5.3m)

**Ensuite** 6'10" x 6'8" (2.08m x 2.03m)

**Garage** 18'2" x 17'8" (5.54m x 5.38m)

**Garage Upper Floor** 13'11" x 9'11" (4.24m x 3.02m)

**Garage Upper Floor WC** 7'6" x 3'6" (2.29m x 1.07m)

**Outbuilding** 19'11" x 12'6" (6.07m x 3.8m)

**Outbuilding Shower Room** 6'10" x 6'8" (2.08m x 2.03m)

**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

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### FOR MORE DETAILS CONTACT

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