



High Wych Road
Sawbridgeworth | Hertfordshire | CM21 0HG

FINE & **COUNTRY**
ESTABLISHED 1974

High Wych Road

Sawbridgeworth, Hertfordshire, CM21 0HG

At a glance

- Beautifully Finished Grade II Listed Detached Residence
- Retaining Many Original Characteristics
- Principal Bedroom & Guest Bedroom with En-Suite Bathroom & Dressing Room
- Further 3 Double Bedrooms & Family Bathroom
- Spacious Living Accommodation
- 6 Reception Rooms
- Fabulous Cottage Style Kitchen/Breakfast Room with Separate Utility Room
- Detached Double & Single Garage & Extensive Private Driveway Parking
- Further Cart-Lodge with Adjoining Office/Gym & Shower Facilities
- Outside Heated Swimming Pool

THE PROPERTY

A rare opportunity to obtain this beautifully finished Grade I & II Listed detached residence, steeped in history and set on a private plot on the outskirts of Sawbridgeworth. This fabulous home offers a wealth of period features including exposed timbers and original doors and has been reconfigured by the current owners making the accommodation practical, yet versatile in its layout. There are 6 reception rooms, a lovely cottage style kitchen/breakfast room with a good-sized utility room on the ground floor and a Principal bedroom and guest bedroom with en-suite facilities and dressing room and a further 3 double bedrooms and a family bathroom on the first floor. The property sits on a private plot with a detached double and single garage, a cart-lodge with adjoining office/gym and shower facilities, parking for numerous vehicles to the front and private landscaped gardens surrounding the property, with heated swimming pool and ornamental ponds. EPC Rating Exempt.

THE SETTING

The property sits on the outskirts of the highly regarded, small Hertfordshire town of Sawbridgeworth and is a short walk to its amenities, including good schools for all ages, particularly Leventhorpe High School, 2 very popular primary schools, shops, restaurants and public houses and there is a mainline railway station offering great services to London Liverpool Street and Cambridge. The larger towns of Harlow and Bishops Stortford are both approximately 4 and 7 miles away offering a more comprehensive range of amenities and both have mainline railway stations. For commuters by car, Junction 7a is just 2.4 miles away with routes to London and Cambridge and Stansted's International Airport is approximately 20 minutes away by car and 2 stops by train.





THE ACCOMMODATION

The property is approached via a private gated driveway to a part-glazed door to the side of the property, opening onto an entrance lobby with a further door leading to the entrance reception room with feature brick fireplace and inset electric fire. Doors from here lead to a fabulous cottage style kitchen/breakfast room with a good range of wall and base units, exposed timbers to the walls and ceiling, a central island and integrated appliances and a gas fired Aga. French doors lead out to the side of the house and further windows overlook the rear garden. There are further doors to the separate utility room and a door to the rear garden. From the entrance reception room, double doors open onto an office/study, which can also be accessed from the kitchen and the remainder of the reception rooms are situated to the front of the property, with a further hallway having a staircase to the first floor and leads to the main front door. There is a further door opening onto a dual aspect sitting room with feature brick fireplace and inset gas fire and exposed timbers to the walls and ceiling. A dining room with solid wood flooring, window to the front aspect and a feature fireplace with open fire. The hallway then leads to a bright living room with windows to three aspects and a redbrick Inglenook fireplace with electric fire, and also the main front door and staircase to the first floor and bedrooms and a door to a newer addition to the property, the garden room with French doors to the rear garden and terraced area and a further door takes you into the reception hallway where a turned staircase rises to the first floor.

The first-floor landing area is accessed by two separate staircases and has doors leading off to the Principal bedroom suite with en-suite bathroom and dressing room. There is a further generous double/guest bedroom with en-suite bathroom and dressing area and three more double bedrooms and a family bathroom that completes this floor.

OUTSIDE

To the front of the house there are a set of wrought iron gates opening onto a paved driveway offering parking for numerous vehicles with a detached double garage and a separate cart lodge with adjoining glass fronted office/study and the pump house for the swimming pool with shower and wc facilities and storage. A lawned garden to the front screened by tall hedgerows makes the property extremely private. Gates on either side of the property access the delightful rear landscaped gardens that are predominantly laid to lawn with mature trees and shrubbed areas, large natural ponds and a terraced area immediately to the rear of the garden room ideal for outside dining. The property also enjoys a heated swimming pool.

*“principal bedroom with en-suite bathroom
& dressing room”*



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SERVICES

Gas Fired Central Heating, Water & Electricity are connected.

LOCAL AUTHORITY

East Hertfordshire District Council

COUNCIL TAX

Tax Band G



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 services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Fine & Country.

*“dual aspect sitting room with feature fire-
place”*



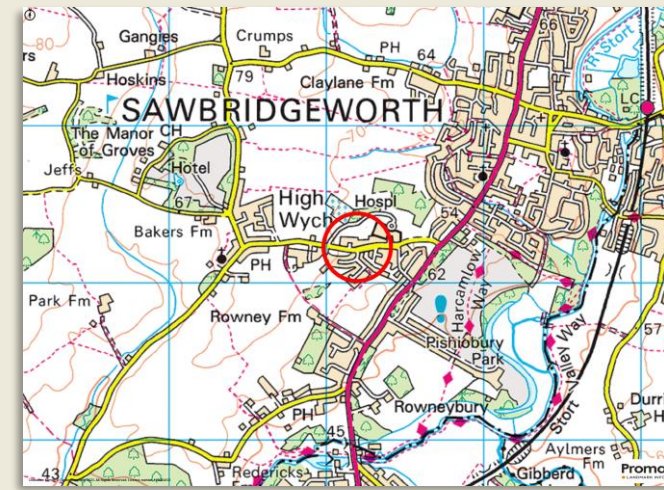
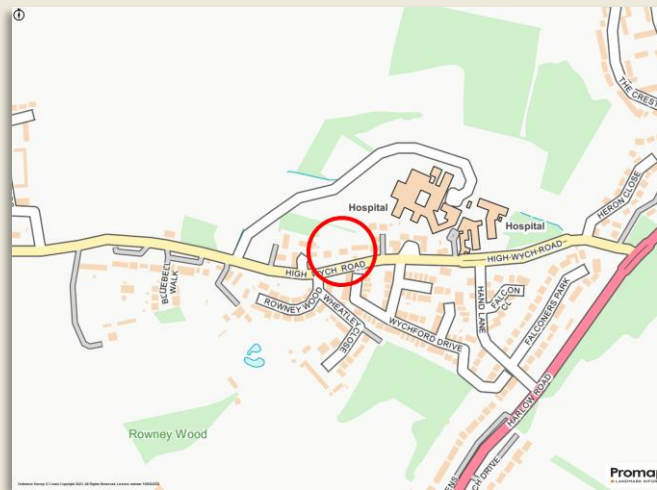


*“country-style kitchen/breakfast room
with separate utility room”*

“entrance reception room”

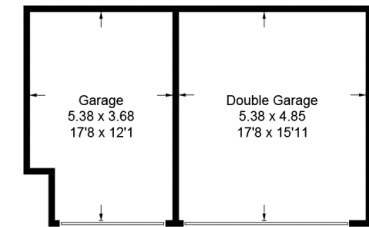
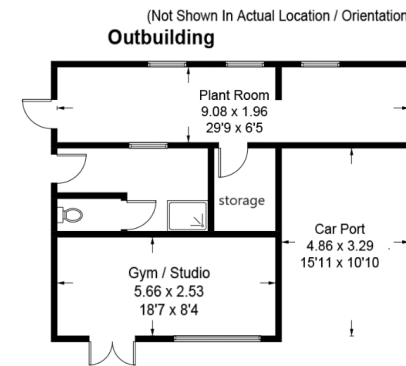
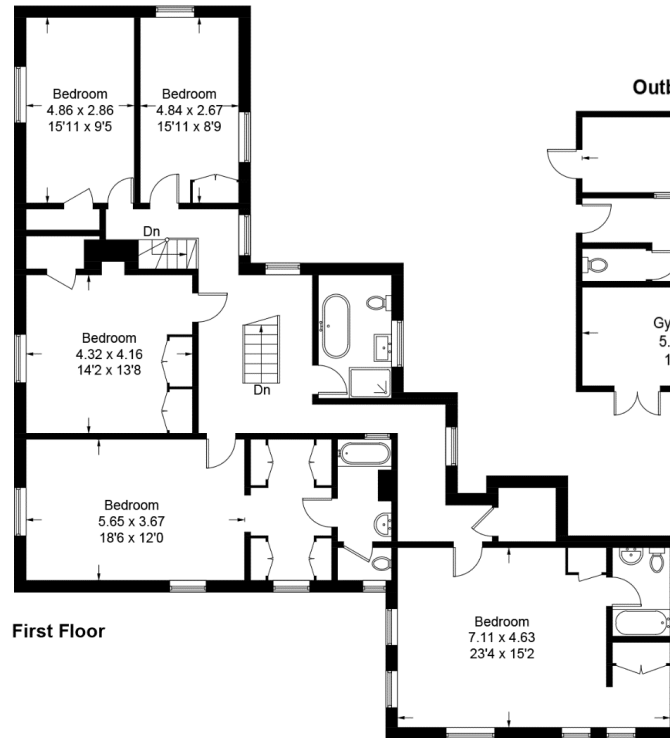
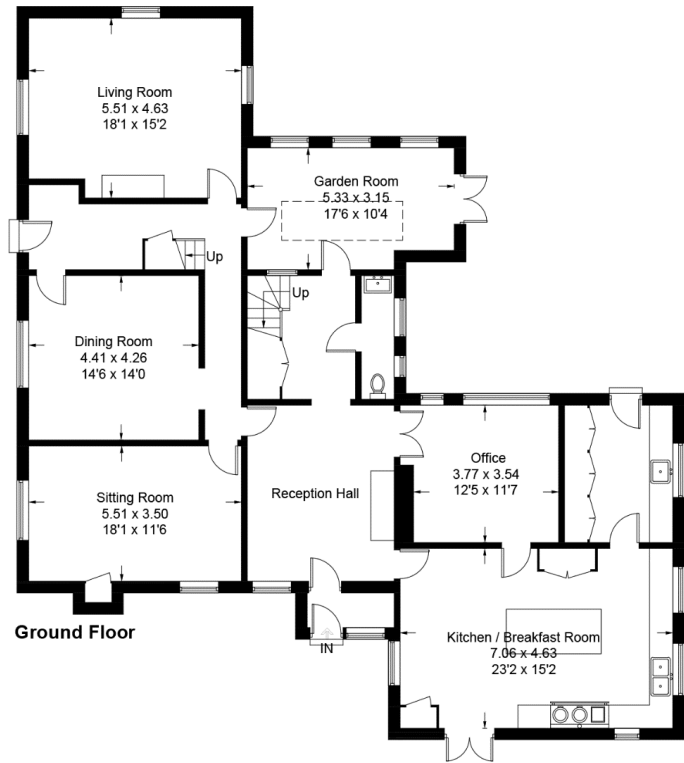






High Wych Road, Sawbridgeworth, Herts, CM21 0HG

Approximate Gross Internal Area = 410.1 sq m / 4414.1 sq ft
(Including Garages / Outbuilding)





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