



High Laver Road  
Matching Green | Essex | CM17 0PU

FINE & COUNTRY  
ESTABLISHED 1994



# High Laver Road

## Matching Green, Essex, CM17 0PU

At a glance

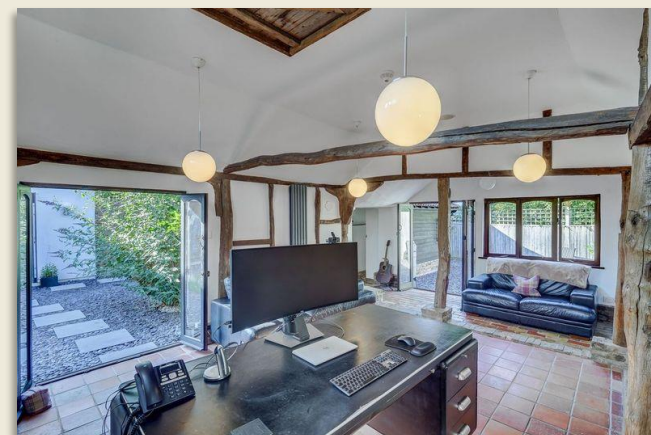
- Beautifully Finished Detached Period Family Home
- 4 Double Bedrooms
- 2/3 Reception Rooms
- Bespoke Kitchen/Breakfast Room
- 3 Bath/Shower Rooms
- Detached Double Bedroom Self-Contained Cottage with Shower Facilities
- Generous Garage with Office Above
- Private Rear Gardens in Excess of 0.3 of an Acre
- EPC Rating C

### THE PROPERTY

This beautifully finished detached Victorian family home offers versatile living accommodation comprising 3 generous reception rooms, a beautifully fitted bespoke kitchen/breakfast room with separate utility/laundry room and adjoining generous garage with shower facilities, boot room and an office above. The first floor offers a Principal bedroom with en-suite shower room, a further 2 double bedrooms and family bathroom. Additionally, the property has a self-contained detached cottage/converted barn with sitting room, kitchen, bedroom and shower facilities. The property sits on a private plot in excess of 0.3 of an acre of delightful gardens to the rear and side of the property with driveway parking to the front. EPC Rating C.

### THE SETTING

Situated within the highly sought after village of Matching Green with one of the largest village greens in county. The village has a great community spirit and offers a range of village amenities including a nursery and primary school, cricket club and the highly acclaimed Chequers public house and restaurant. The village is just 7 miles from Harlow Town and less than 8 miles from Bishop's Stortford, both offering a more comprehensive range of amenities, good rail links into London Liverpool Street and Cambridge from Sawbridgeworth and Harlow and for the road user, Junction 8 of the M11 is approximately 8 miles away. Stansted's International Airport is approximately 10 miles away.





*“triple aspect sitting room with French doors to the rear garden”*



#### THE ACCOMMODATION

A covered porch leads to a solid wood door opening onto a bright entrance hallway with a door leading to a reception room to the right, currently used as office space, with bay shuttered windows and views to the Green. A further doorway opens onto the dining room with bi-fold doors to the rear garden, solid wood flooring and a turned staircase to the first-floor landing area. A further door opens onto the triple aspect sitting room and enjoys views over the Green and a central double-sided fireplace with woodburning stove, wood flooring and French doors to the rear garden. The kitchen/breakfast room has been fitted with a good range of bespoke wall and base units, contrasting granite worksurfaces and integrated appliances, natural slate flooring, a central island with breakfast bar and bi-fold doors to the rear garden and there is an inset woodburning stove offering additional heat to this area. A further doorway opens onto a separate laundry/utility room with a further door accessing a generous garage. The garage has an electrically operated door with a further door to the rear which gives access to the rear garden, there is also a shower room, boot room and a turned staircase rising to a first-floor office/study room.

The main staircase rises to the first-floor landing with vaulted ceiling with electric skylights and doors leading to the Principal bedroom with window to the side aspect and en-suite shower room. There are a further 2 double bedrooms, one of which is currently being used as a gym by the current owner and has a vaulted ceiling, exposed timbers and French doors with a Juliet balcony. A family bathroom completes this floor.

**\*\* Agents Note : The barn offers excellent potential for rental income.**

#### OUTSIDE

To the front of the property there is a driveway which will accommodate 5 vehicles, a five-bar gate accesses the side of the property, leading to the detached cottage/barn with a lawned area to the front.

The extremely private rear garden is of good proportions and is predominantly laid to lawn with mature trees, hedges and shrubbed borders and some lovely terraced, lounge areas and patios for entertaining and al fresco dining.

#### COTTAGE / BARN \*\*

The converted barn/cottage is full of character with exposed timbers and tiled flooring and offers additional living accommodation comprising a sitting room with wood burning fire, French doors to a small courtyard garden, double bedroom, with en-suite shower room and kitchen facilities.

#### SERVICES

Oil and solar panels, together with the wood burner in the kitchen provide heating and hot water. Mains drainage, water and electricity are connected.

#### LOCAL AUTHORITY

Epping Forest Council

#### COUNCIL TAX

Tax Band G



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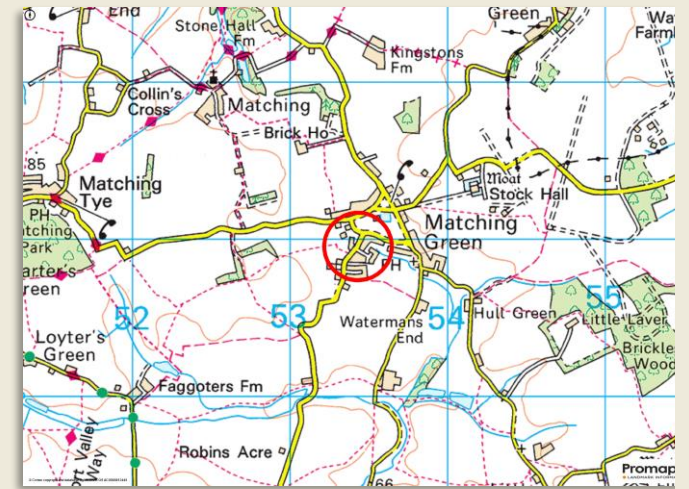
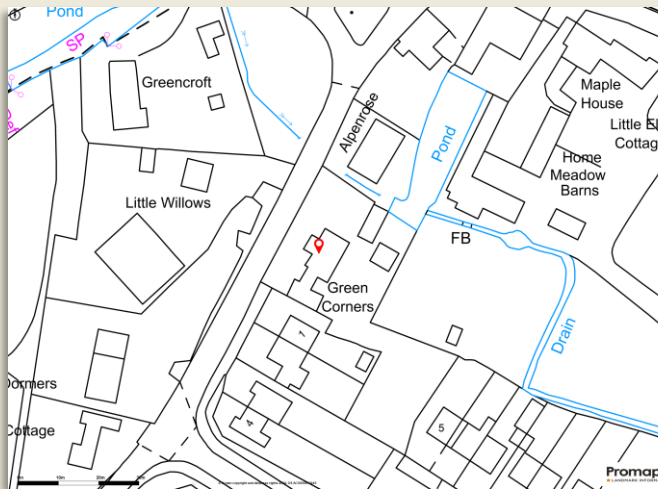
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*“bespoke kitchen/breakfast room with  
bi-folds doors to the rear garden”*





## Matching Green

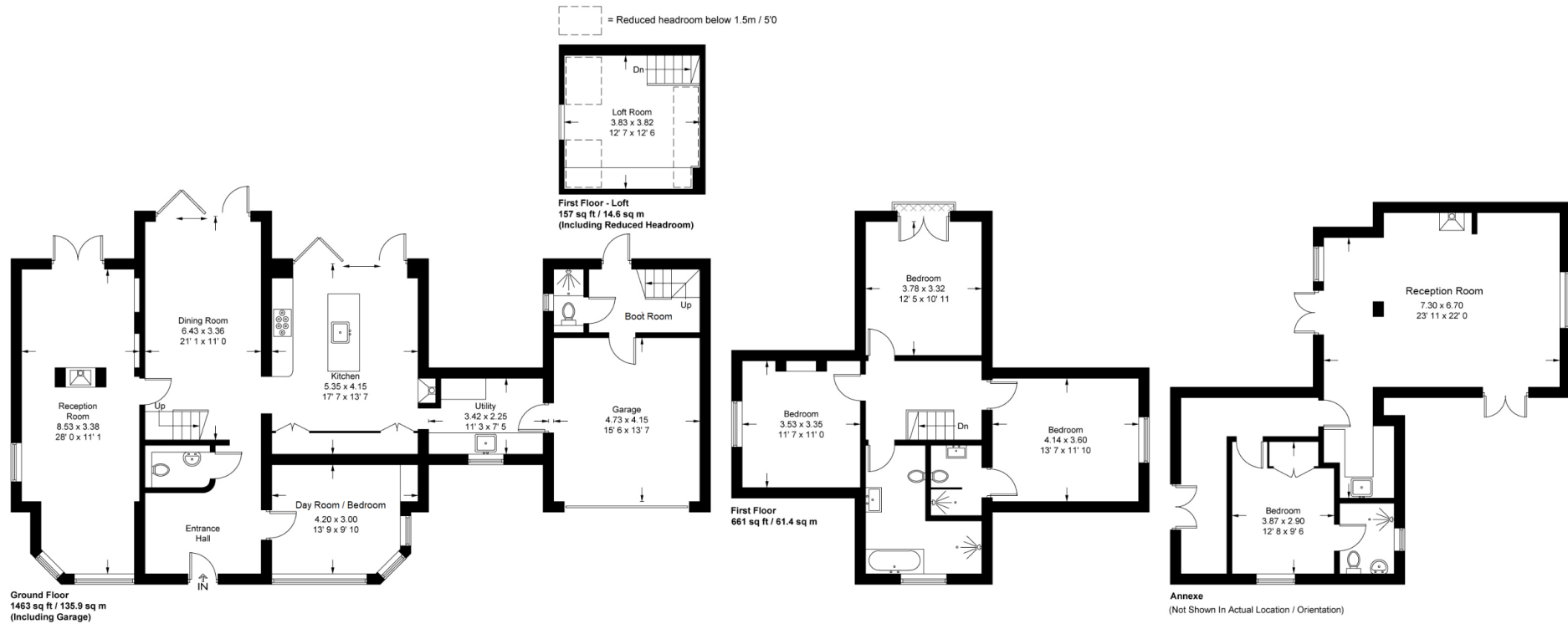
Approximate Gross Internal Area = 2232 sq ft / 207.3 sq m

(Excluding Reduced Headroom / Including Garage)

Reduced Headroom = 49 sq ft / 4.6 sq m

Annexe = 675 sq ft / 62.7 sq m

Total = 2956 sq ft / 274.6 sq m







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