



Characterful living in a most convenient position

Lauden Lodge, High Wych Road, High Wych, Hertfordshire CM21 OJE

Freehold

savills

Close to Harlow Town train station for an easy commute

- Lots of charm and character including a newly fitted wood-burner in the snug
- Overlooking fields to the front and side
- Lovely gardens with a secluded patio
- Off road parking for several cars

Description

Dating back nearly 200 years this former lodge house to the surrounding estate has been sympathetically improved by the current owners, now offering good sized family living space incorporating pleasant reception areas on the ground floor and three double bedrooms upstairs.

An entrance lobby leads you into the snug and dining room which is semi-open plan and divided by a double backed fireplace with an inset wood-burning stove to one side with Cast Iron fireplace on the other. This room is the hub of the original house and, like many of the other rooms, retains the original diamond leaded windows. A staircase leads from here to the first floor. To the side of the house there is a fitted kitchen with an electric range-style cooker along with traditional-style wall and base units and roll-top work surfaces. This opens into a breakfast area with a door onto the garden and a larger, more everyday family room. Just off the kitchen there is a guest WC and store room, together with a utility room housing the oil central heating boiler.

Moving upstairs, there are three double bedrooms, the second bedroom with original Cast Iron fireplace and all three with built-in wardrobes. The master bedroom has a large

walk-in wardrobe potentially suitable for an en suite shower room. This is adjacent to the family bathroom which has a three-piece suite and separate shower cubicle.

On the outside, the rear garden is of a good size with various sheds, two green houses and concealed oil tank. There is a patio adjacent to the kitchen and the gardens themselves are mature with a well-chosen selection of mature shrubs, trees and fruit trees. There is off-road parking to the front for several cars.

Agents notes: The house has oil fired central heating, private drainage (septic tank) and the water comes from a shared borehole in the neighbouring farm.

Local Info

High Wych provides a local shop, JMI school, public house and parish church. Sawbridgeworth provides a range of shops, schooling and a station. Harlow Town offers multiple shopping and sporting facilities, and a main line railway station with commuter services to London Liverpool Street. Within easy reach of Stansted Airport.





Description

From Sawbridgeworth, head west through High Wych on High Wych Road, passing through the village towards Gilston. The house is on your right hand side.

From the A414 heading towards Harlow from Hertford, follow the sign to Sawbridgeworth, and pass through Gilston. The house is on the left, before you get to High Wych.

Agents Comments

A charming and individual house in a great position, offering a wonderful alternative to something on a modern estate yet offering all the same conveniences.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



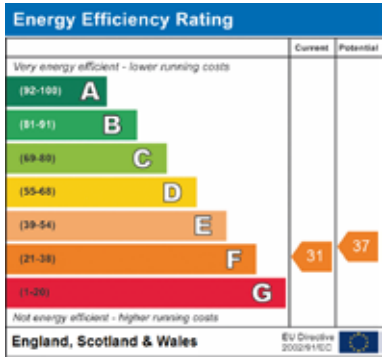
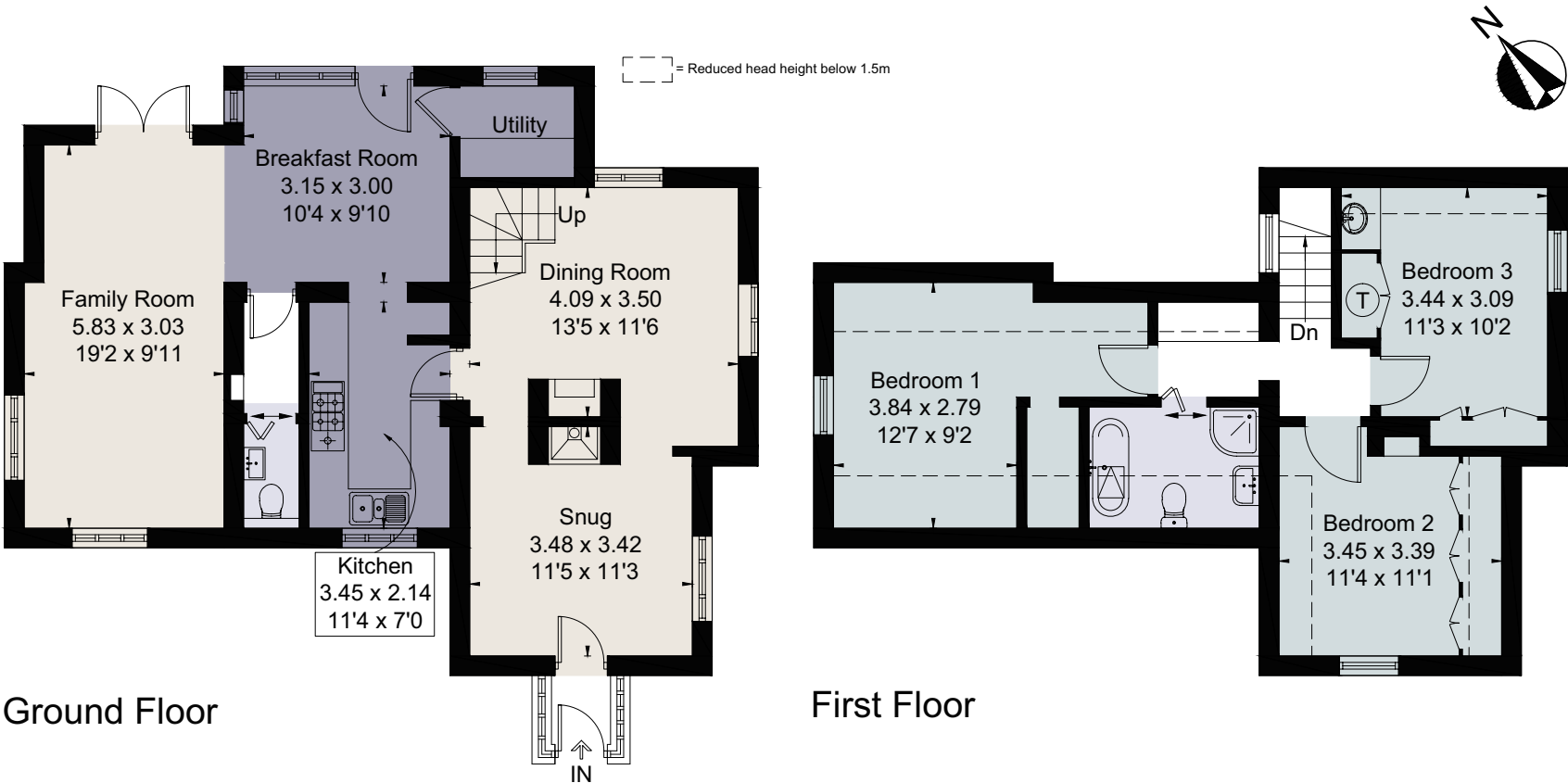
Lauden Lodge, High Wych Road, High Wych, Hertfordshire CM21 0JE
Approximate Area 125.3 sq m / 1349 sq ft
Including Limited Use Area (14 sq m / 151 sq ft)



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