

FREEHOLD



House - Detached (EPC Rating: D)

HIGH WYCH  
CM21 0LA

£850,000

- DETACHED EXTENDED COTTAGE 2,500 sq ft
- 4/5 BEDROOMS
- 3 RECEPTION ROOMS
- SPACIOUS KITCHEN/DINER
- 3 BATHROOMS
- CLOAKROOM
- COUNTRYSIDE VIEWS
- SEMI-RURAL SETTING
- OFF STREET PARKING UP TO 6 CARS
- OIL CENTRAL HEATING



**Fordyce Furnivall**  
Residential Sales & Letting Agents



5



3



3



D

# 5 Bedroom House - Detached located in High Wych

Keepers is an extended character residence, originally built as a mid-19th century cottage, now providing over 2,500 sq ft of flexible family accommodation. This impressive 4/5 bedroom home is set in a desirable semi-rural location, enjoying far-reaching views over open countryside and woodland, yet conveniently located just 3.8 miles from Harlow Town Centre and 2.5 miles from Sawbridgeworth. The ground floor features entrance hall, three spacious reception rooms, a sun room, study, a well-appointed kitchen/dining room, utility room, and a cloakroom. On the first floor, the principal suite includes a generous bedroom, dressing room, en-suite shower room, and an additional fifth bedroom or nursery. There are three further double bedrooms, two sharing a modern family bathroom, the third a shower room. Externally, the property benefits from a block-paved driveway providing off-street parking for up to six vehicles. The side garden is mainly laid to lawn, enclosed by timber fencing and includes a garden shed. Additional features include UPVC double glazing and oil-fired central heating throughout. Additional features include oil fired central heating and UPVC double glazing through out. Please note: The property lies within the boundary of the proposed Gilston Park development and has been valued accordingly. For further details, please contact our office or visit [www.gilstonparkestate.com](http://www.gilstonparkestate.com).

## SITUATION

Keepers is excellently located for access to Sawbridgeworth, providing an excellent range of local shopping facilities, schooling for all ages, Harlow Town Station with commuter services to London's Liverpool Street (approx 29 minutes). The market towns of Ware, Hertford and Bishop's Stortford are also conveniently located nearby, all providing multiple shopping and sporting facilities and schooling for all ages.

In addition to the excellent state schooling in the area there are also numerous private schools available including Bishop's Stortford College, Haileybury, St Edmunds and Heath Mount. On the outskirts of High Wych there is also the Manor of Groves which provides a golf course and sporting facilities. Other local golf courses include Bishop's Stortford, East Herts.

## GROUND FLOOR

### PORCH

Courtesy light, Front door leading to:

### ENTRANCE HALL

Cloaks area, leading to:

### KITCHEN/DINER

33'3" x 11'11"

Range of wall and base units with work top surfaces over, tiled splash backs, butler sink with mixer tap, breakfast bar, Smeg range style double oven with gas hob and chimney style extractor hood over, space for fridge & freezer, inset ceiling spots, tiled flooring, window to the side and front aspects, radiator.

### UTILITY ROOM

Wall and base units with work top surfaces over, tiled splash backs, space and plumbing for washing machine, boiler, window to the rear aspect, tiled flooring, radiator.

### CLOAKROOM

WC, with concealed cistern, wash hand basin with vanity unit below, radiator, fully tiled walls and floors.

### LOUNGE/RECEPTION ROOM

13'1" x 11'8"

Working feature fireplace, radiator, windows to the rear and side aspects, TV point.

### LIVING ROOM

26'8" x 23'11"

Feature fireplace, TV point, stairs to first floor with cupboard under, radiator

### GARDEN ROOM/RECEPTION

26'8" x 7'11"

Windows to the rear and side aspects, 2 patio doors leading to the garden, radiator.

## SUN ROOM

18'8" x 6'7"

Windows to the side aspect, wood flooring, TV point, radiator, inset ceiling spots.

## STUDY/GYM

9'11" x 5'3"

Window to the side aspect, radiator.

## FIRST FLOOR

### LANDING

Doors off to:

### MASTER BEDROOM

14'7" x 12'10"

Window to the front aspect, doors leading to the balcony, radiator, featured fireplace, door though to:

### DRESSING ROOM

9'9" x 6'7"

### ENSUITE SHOWER ROOM

Shower cubicle, wash hand basin, low flush WC, radiator, window to the front aspect, tiled flooring, part tiled walls.

### NURSERY ROOM/BEDROOM 5

12'2" x 9'1"

Windows to the front and side aspects, radiator.

### BEDROOM 2

12'2" x 9'4"

Windows to front and side aspects, radiator.

### BEDROOM 3

12'2" x 9'4"

Windows to the side and rear aspect, radiator.

### BEDROOM 4

12'2" x 9'1"

Windows to the rear and side aspects, radiator.

### BATHROOM

Roll top bath, shower cubicle, wash hand basin with vanity cupboard below, low flush WC, bidet, fully tiled walls and floor, frosted window to the side aspect, chrome heated towel rail.

### SHOWER ROOM

Shower cubicle, wash hand basin, low flush WC frosted window to the side aspect, part tiled walls, tiled flooring.

### OUTSIDE

To the front of the property there is a block paved driveway affording off street parking for up to 6 vehicles. There are two side gates permitting pedestrian access to the attractive garden laid mainly to lawn with paved patio area, mature trees, garden shed, timber fence surround.





#### LOCAL AUTHORITY

East Herts District Council

Tax Band: F

£3,379.47

#### AGENTS NOTE

As previously noted, the property is now part of the Gilston Village development ([www.gilstonparkestate.com](http://www.gilstonparkestate.com)). Please see the attached map and photograph, where the property is indicated by a red dot. The property currently enjoys stunning, uninterrupted views across open farmland—vistas that are expected to remain unchanged for at least the next decade. However, it's important to be aware that the surrounding land is earmarked for future development. At this time, no detailed plans have been released showing how close any future residential construction may be to Keepers.

#### DIRECTIONS

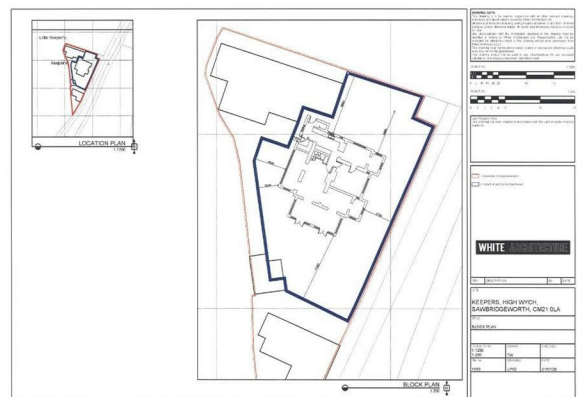
Please use the following when visiting the property as the postal code CM21 0LA does not take you to the property.

<https://maps.app.goo.gl/msjkSD9b74agSopZ7>

<https://w3w.co/socket.visa.window>

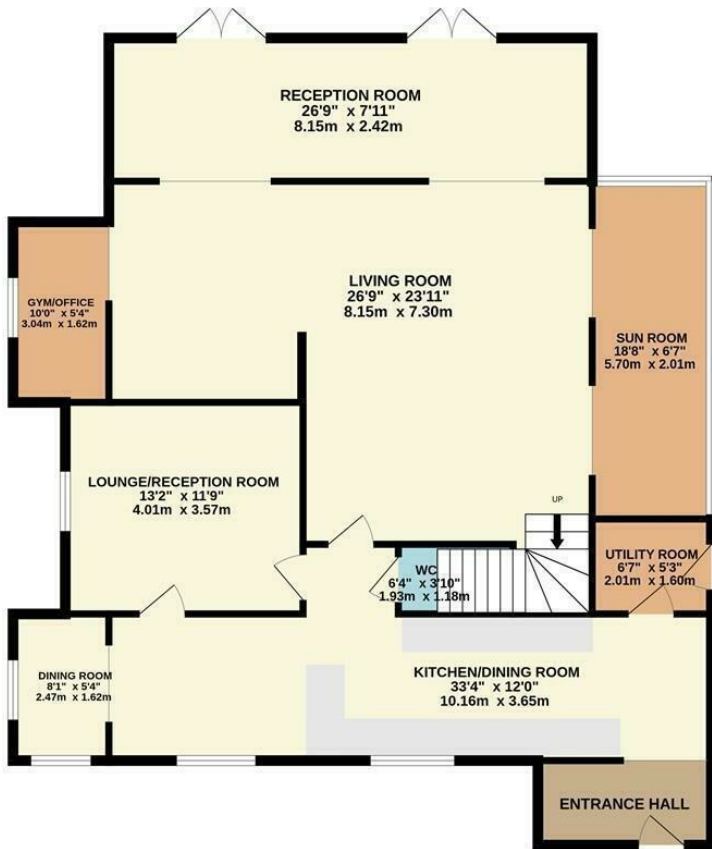
#### AGENT'S NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

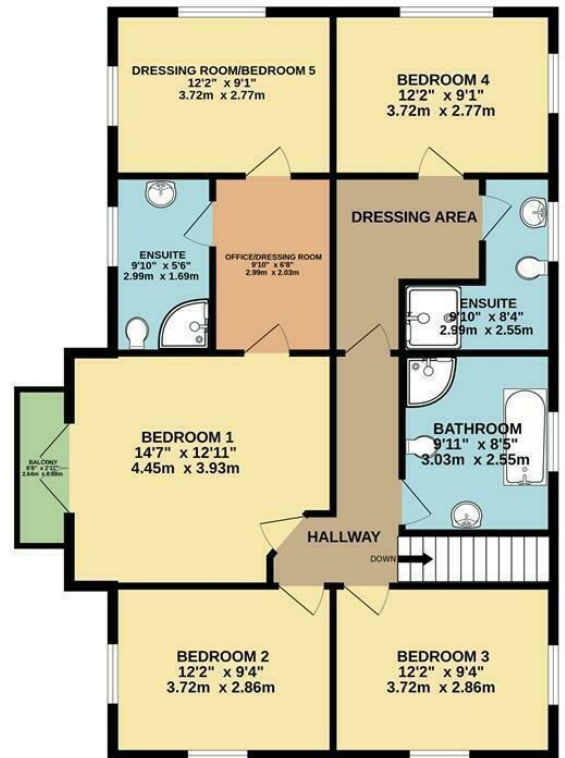




GROUND FLOOR  
1448 sq.ft. (134.5 sq.m.) approx.



1ST FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.



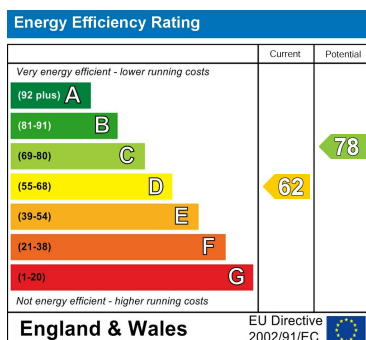
TOTAL FLOOR AREA : 2482 sq.ft. (230.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

F

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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