

Broadfields, High Wych

4 Bedroom House

Intercounty


BOSCH





An impressive and spacious four-bedroom family home offering approximately 1,874 sq ft of versatile accommodation, a larger-than-average garden and excellent potential for further extension, subject to planning permission. Situated within the highly regarded semi-rural village of High Wych, the property enjoys a wonderful countryside setting whilst remaining conveniently positioned for Sawbridgeworth town centre, excellent schooling and mainline railway connections.

The property has been extended over the years to create a substantial and adaptable family home, offering generous living accommodation perfectly suited to modern family life. With its impressive proportions, attractive surroundings and considerable scope for further enhancement, this is an excellent opportunity for purchasers seeking a long-term family home in a desirable village location.

The ground floor accommodation begins with a welcoming entrance porch and hallway, leading to a spacious reception room positioned towards the front of the property. The generous kitchen measures approximately 17'11" x 12'4" and provides excellent space for everyday family living, whilst the adjoining dining room, measuring 18'9" x 12'3", is ideal for entertaining. Double doors lead into the substantial conservatory, measuring approximately 19'2" x 9'9", creating an additional reception area overlooking the garden. There is also a ground-floor bathroom, adding further convenience and flexibility.

The first floor continues to impress with four well-proportioned bedrooms and two bathrooms. The principal bedroom is a particularly attractive and unusual feature, boasting a beautiful, vaulted ceiling that creates a wonderful sense of space and character. This impressive room also benefits from an en-suite shower room, which similarly features a vaulted ceiling. Two further generous double bedrooms and a fourth bedroom, ideal as a nursery or home office, are complemented by a family bathroom.

Asking Price
£700,000

Externally, one of the property's standout features is its larger-than-average garden, providing a wonderful setting for outdoor entertaining, family activities and relaxation. The generous outside space also offers exciting opportunities for further extension and improvement, subject to the necessary planning permissions. The property has excellent potential to create a substantial open-plan kitchen, dining and family area or additional accommodation, allowing future owners to tailor the home to their individual requirements.

High Wych is a highly desirable Hertfordshire village, renowned for its peaceful semi-rural surroundings, attractive countryside and welcoming community atmosphere. With beautiful rural walks and open countryside on the doorstep, the location is ideal for those seeking a quieter lifestyle without compromising on convenience. The village benefits from High Wych Church of England Primary School, local public houses and the nearby Manor of Groves Hotel, Golf and Country Club, offering excellent leisure facilities.

The historic market town of Sawbridgeworth is just a short drive away and provides a fantastic selection of independent shops, cafés, restaurants, public houses and everyday amenities. The town also offers well-regarded primary and secondary schooling, including Leventhorpe School, together with beautiful outdoor spaces such as Pishiobury Park and scenic walks along the River Stort.

For commuters, Sawbridgeworth and Harlow Mill mainline railway stations are both within easy reach, providing regular services to London Liverpool Street and Cambridge. The nearby M11 motorway offers convenient access to London, Cambridge and the M25, whilst the larger towns of Bishop's Stortford and Harlow provide a more comprehensive range of shopping, leisure and recreational facilities.

EPC Banding: C
Council Tax Banding:E























Google Reviews ★★★★★

My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.

Tom Ritchie

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IntercountyEA

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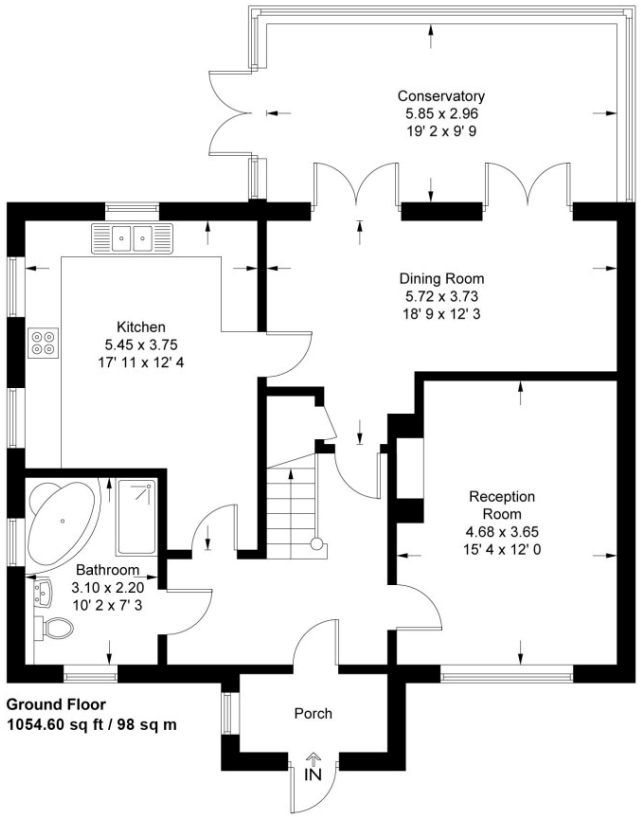
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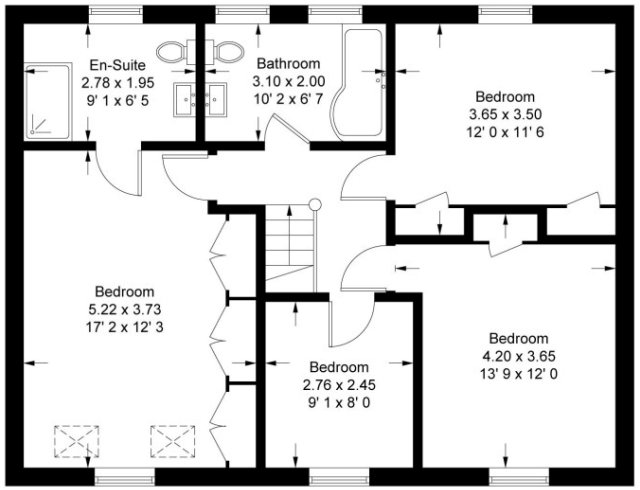
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Broadfield Road

Approximate Gross Internal area = 1874.60 sq ft / 174.20 sq m



Ground Floor
1054.60 sq ft / 98 sq m



First Floor
820 sq ft / 76.2 sq m

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Broadfield Road

Approximate Gross Internal Area = 1795 sq ft / 166.8 sq m

Property Details

Offering Approximately 1,874 sq ft of Accommodation

Larger than Average Garden

Scope to Extend STPP

Substantial Conservatory

3 Bath/Shower Rooms

Highly Regarded Semi Rural Village

Off Street Parking

EPC Banding:C

Council Tax Banding:E

Tenure - Freehold

1 Police Houses, Broadfields, High Wych, Sawbridgeworth, Hertfordshire, CM21 0HT

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