



Galley Hill | WALTHAM ABBEY | Essex | EN9 2BL

FINE & COUNTRY





Step Inside

The Old Claverhambury

Claverhambury Manor Estate, said to once be owned by the Earl of Norwich, lies 4 miles west of the ancient medieval Saxon market town of Waltham Abbey; its Augustian Abbey built by King Harold in 1060 and reputed to be his burial place. The famed Abbey was founded by King Henry 11 in 1177. It is said that monks from the Abbey, later to be known as "The Farming Monks," built the Manor and farmed the surrounding lands.

Train

* Cheshunt Station (2.5 miles)

* Broxbourne Station (3.1 miles)

* Waltham Cross Station (3.2 miles)

Tube

* Epping Station, Central Line (7.3 miles)

This landmark property boasts period features throughout its three floors of accommodation. This Manor House is comprised of a diverse layout and could be easily adapted by any incoming purchaser to suit their personal needs.

The ground floor contains three reception rooms, a bar, jacuzzi room, a downstairs bathroom and finally a kitchen and adjacent utility. The kitchen features range of wall and base mounted units with complementary work surfaces incorporating double sink and single drainer, four ring hob, double oven, integrated dishwasher, radiator, leaded light windows to three aspects, phone point.

Up on the first floor, the ample living space continues, with five double bedrooms and a comfortable single. The Master Suite includes an En-Suite with separate bath and shower facilities, as well as a balcony that provides the opportunity to look out on to the surrounding countryside. The room also includes: leaded light windows to front and flank aspects, fitted wardrobes to three walls and a radiator. There is also a family bathroom on this floor as well as a raised conservatory.

The final floor includes several rooms that could be used for storage or even as further living accommodation.







Step Outside

The Old Claverhambury

The property stands in grounds of over six acres with four different gated entrance / exit points, the principal access being by way of electrically operated security gates leading to a gravelled driveway providing ample parking space for numerous vehicles. The grounds are mainly laid to lawn and include an ornamental pond and a further natural pond

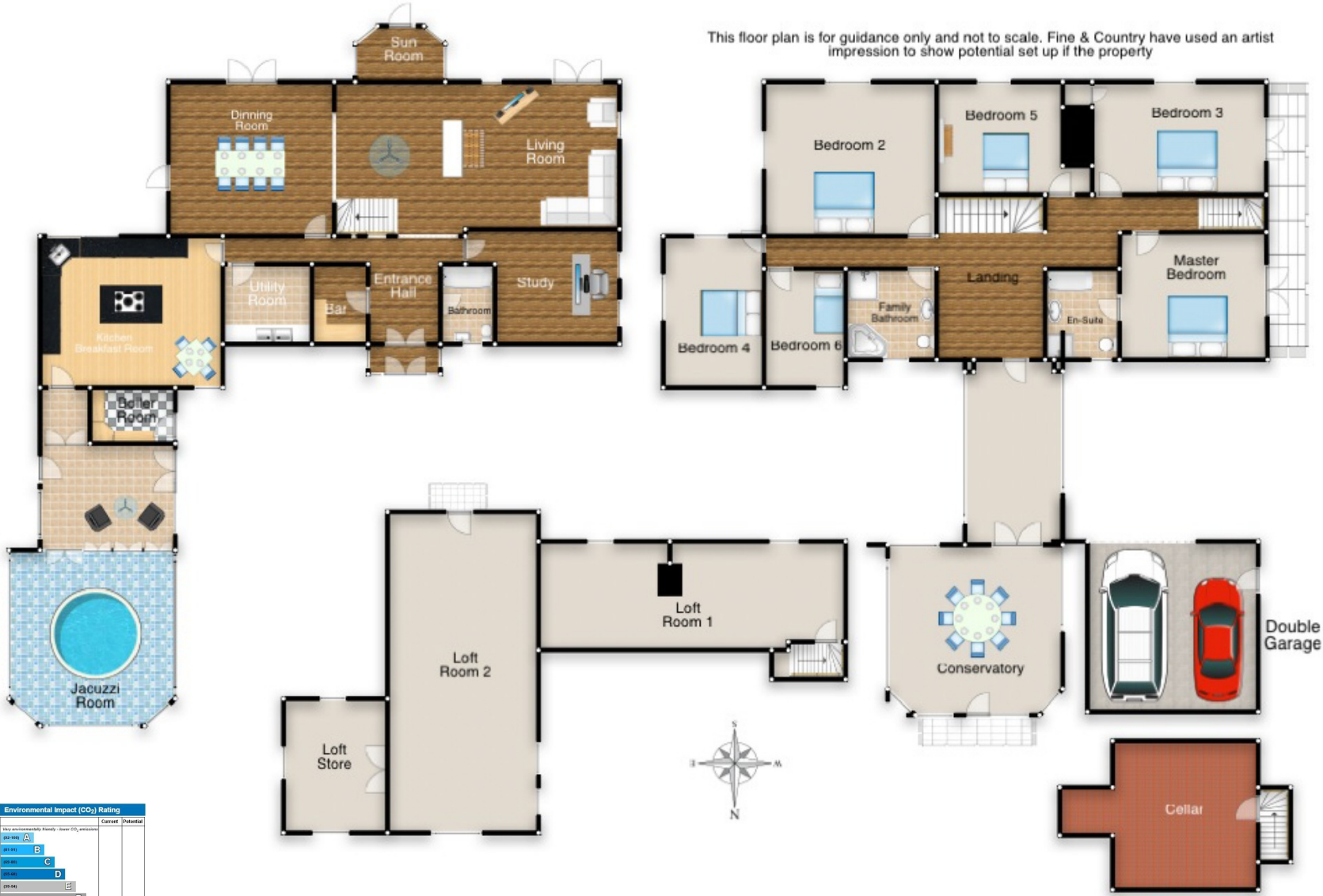
Within the grounds is a swimming pool with barbeque, male and female changing rooms and a sauna

There is also a stable block with two loose boxes, tack room and hay store/ tractor store.

It is increasingly difficult to find small estates / farms that have not been cut to pieces or developed to their full potential. This site allows for someone to lease off the barns to provide an income if desired, or to convert subject to planning permission into further housing. Barns 2/3 and 4 have planning permission already granted to create a 4 bedroom property.



This floor plan is for guidance only and not to scale. Fine & Country have used an artist impression to show potential set up if the property



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	13		11
	21		19
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 6002856 Registered Office: Shepherds Estate Agents Limited. Printed 37 High Street, Hoddesdon, Hertfordshire, EN11 8TA, England. Printed 13th June 2017



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