

THE MODERN HOUSE



*Roydon, Essex
Sold*

Ducketts Mead II

Ducketts Mead is one of five astonishing stilted houses built in the late 1960's, positioned in a peaceful location on the edge of the River Stort in the pretty village of Roydon. Whilst offering easy access to the surrounding countryside, the house is exceptionally well placed for access to the capital. Ducketts Mead is a five-minute walk from Roydon train station which offers services to London Liverpool Street in approximately 33 minutes and Stratford in around 40 minutes.

The living space occupies 1,434 sqft internally, organised predominantly across the upper floor of the house. The current owners have secured planning to extend to a further 1,000 square feet to the rear of the property, with architect's plans included in the sale price.

The house is positioned at the foot of a no-through road, with the primary entrance to the house located beneath the cantilever; a striking canopy providing sheltered outdoor space or parking for two vehicles. A utility space is also located on the lower half of the building.

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From the entrance hall, the original timber staircase leads directly up to a spacious landing room, opening into the primary living spaces; a free-flowing arrangement of rooms in a lateral layout. Full-length glazing provides excellent levels of natural light throughout and a green backdrop of the surrounding curtilage.

The living room sits at the front of the upper floor and features an original chimney breast and view out to the river opposite. The master bedroom is interlinked; a light room with floor-to-ceiling glazing and a modern ensuite. The kitchen and dining room are positioned on the opposite side of the plan and look out to a secluded rear garden; the surrounding trees providing privacy. Three further bedrooms are also positioned on the upper floor.

Immediately opposite the house is a gated riverside area reserved for residents of Duckett's Mead, and private moorings are available to rent yearly. Architect's plans and ground and engineering surveys are available on request.

Roydon is a small village located in the Epping Forest district of Essex, close to the Hertfordshire border. The village has three well-regarded pubs, tennis courts and an Ofsted-rated primary school. A more extensive variety of restaurants and shopping is available in nearby Harlow.

In addition to the direct line to London Liverpool Street, services to Tottenham Hale can take as little as 16 minutes providing an incredibly fast connection to the Victoria Line Underground. Services to Bishops Stortford for connections to London Stansted Airport take around 18 minutes and an hourly service to Cambridge takes approximately 55 minutes.

*South-East England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.