

THE MODERN HOUSE



Roydon, Essex
Sold

Ducketts Mead

A superb example of a late 1960s detached four-bedroom house, situated a short walk from the railway station in the picturesque village of Roydon. The property is one of five stilted houses built along a tranquil stretch of the River Stort. The house has recently undergone a complete renovation to a design by Clear Architects and is a rare opportunity to acquire perhaps the finest of these highly coveted properties.

Internal accommodation measures approximately 2,000 sq ft having been extended at the ground level to comprise a large open-plan kitchen and dining area, with double roof light overhead and underfloor heating throughout. The kitchen design employs a balanced aesthetic of timber and glass cabinets against black quartz worktops, and includes Neff appliances. Behind the kitchen is a separate utility area with guest WC and control hub, with access to a side garden and shed.

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Sliding doors retract from the corner of the dining area, providing access to a large wrap-around terrace. The continuation of the kitchen flooring to the exterior blurs the transition between inside and out, beyond the shelter of the striking cantilevered roof and to the lawn garden beyond.

The upper level is accessed via an original timber staircase and balustrade. A gas fire and mottled-glass doors separate the two living areas. Natural light floods in from both aspects through enormous glazed wall sections, providing views to the rear over the seasonal sedum roof extension and fully insulated summer house. There are three double bedrooms, one with en-suite shower room, a fourth bedroom currently used as a study, and a further family bathroom.

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. A gated riverside area is reserved for residents of Ducketts Mead, and private moorings are available to rent yearly.

The house is located a five-minute walk from Roydon train station which runs services to London Liverpool Street in approximately 33 minutes and Stratford in around 40 minutes. 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.

Tenure: Freehold Service Charge: approx. £50 per annum
Optional Private Mooring: approx. £200 per annum

*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”.