

# McRae's

Tumbledown Dicks, Green Tye, Much Hadham, Hertfordshire. SG10 6JP

## A Quintessential Country Cottage Within A Sought After Hamlet Setting...



**Guide Price £899,000 Freehold**

## **Grade II Listed, Carefully Restored & Characterful Throughout...**

**This typical English Country Cottage, Grade II listed, and therefore of architectural significance and historical interest has, in past years, been subject to sympathetic restoration, now combining period charm with modern day living, including the recent addition of a fabulous Orangery! The interior accommodation has a wealth of features and the layout offers, a reception hall, fine sitting room with splendid inglenook fireplace, heavily beamed dining room, modern fitted kitchen breakfast room, double glazed Orangery with Lantern ceiling and a ground floor study Home office or bedroom 4. With twin staircases to the first floor, there is a landing, bathroom, three further bedrooms, the Master having an en-suite shower room. Set back from the Lane, and having an extensive shingle stone drive, there is an attached garage and access to a mature, sizeable rear garden plot, together with separate Studio.**

**Green Tye is a highly desirable East Hertfordshire Hamlet located between the market town of Bishop Stortford and Much Hadham Village, which provides a local store, Doctors surgery, schooling and a Public House. The location is ideal for access to surrounding areas, including the A10, and M11 for London and Cambridge. A mainline rail station at Bishop Stortford connects Liverpool St., London. Stanstead airport terminal is located to the East.**

### **Entrance:**

Set back from the Lane, approached across a wide gravel drive leading to a heavy solid wood panelled entrance door providing access to the property.

### **Reception Hall:**

Central to the accommodation, the reception area has the first of two staircases rising to the first floor, a large utility store cupboard beneath, period style cast radiators, wood flooring, stud work and access to each reception room, steps down to:

### **Cloakroom:**

With window to rear elevation, period style cast radiator, seating area, wood panel door opening to cloakroom, low flush wc, wash hand basin, tiled flooring, wall light point.

### **Sitting room:**

A family living space with endearing charm, naturally well lit with windows on two sides, a wonderful ingle nook fireplace, exposed red brick columns either side and raised hearth. Fitted wood burning stove, period style cast radiators, tiled flooring, stud work, wall light points, door to garden and patio terrace and panel door giving access to the second staircase rising to first floor bedroom 2, and the ground floor study/bedroom 4.

### **Bedroom 4/Study:**

Presently an ideal home office or potential ground floor bedroom. Large picture window to rear elevation overlooking gardens, double radiator.

### **Dining Room:**

Characterful and attractive heavily timbered living space with exposed stud work, windows on two sides, tiled floor, period style cast radiator, fireplace (not live) with brick firebreast, wall light points, wood panel door to:

### **Kitchen Breakfast Room:**

Custom fitted arrangement of kitchen furniture providing ample cupboard space, with wall and base units in a matching design. A combination of wood and granite worktops offer plenty of working space, "Butler style" sink, beamed ceiling with downlighters, windows on two sides provide plenty of natural light, radiator. Opening to:

### **Orangery:**

A recent and versatile addition to the accommodation, double glazed, with Lantern ceiling and direct access on two sides to patio and gardens. Includes ceiling downlighters and wall light points and under floor electric heating.

---





### **First Floor Accommodation:**

#### **Landing:**

Approached from the main reception staircase, window to rear elevation overlooks the garden, period style cast radiator, panel doors to each bedroom and:

#### **Bathroom:**

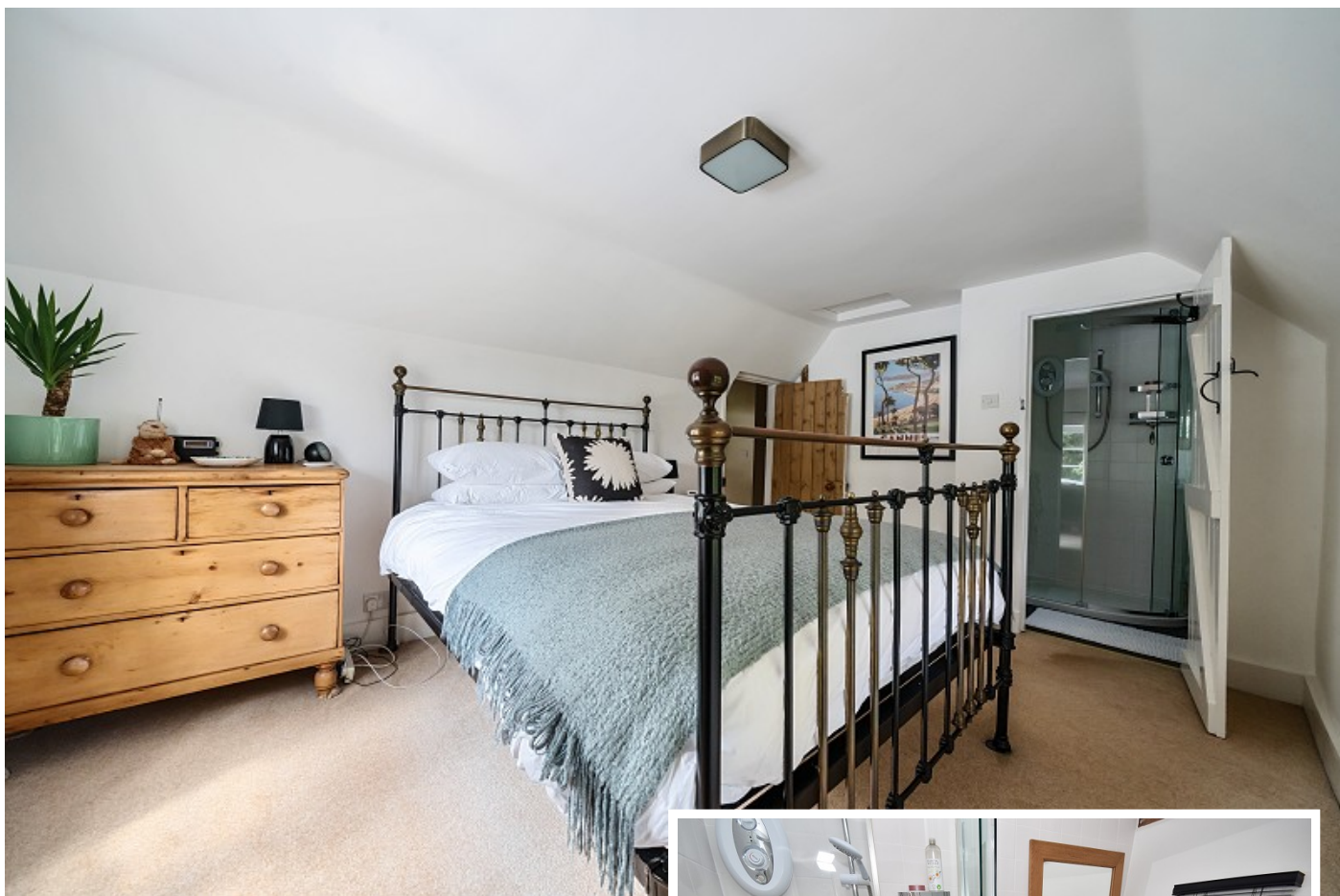
Cleverly arranged includes panelled bath, twin side taps, fitted pedestal with scalloped wash hand basin, low flush wc, part wood panelled walls, ceiling extractor fan, radiator.

#### **Bedroom 1:**

A bright dual aspect main bedroom, with windows overlooking south facing gardens, period style cast radiator, small loft hatch.

#### **En Suite:**

Window to side elevation, fitted "Fired Earth" vanity unit with inset circular wash hand basin, cabinet beneath, low flush wc, corner entry shower cubicle, fitted Triton electric shower, chrome towel rail.



**Bedroom 2:**

Accessed from the main landing, or the second staircase, window to side elevation, double radiator beneath.

**Bedroom 3:**

Exposed timbers, radiator, eaves storage cupboards.

**Outside:**

**Front Garden:**

A canopy of mature trees line the front boundary providing excellent screening, with attractive picket fencing beneath. Approached from the Lane, the property is set back across a wide expanse gravel forecourt providing parking for a number of vehicles. The rear of the property can be accessed on two sides.

**Garage:**

Attached to the main residence with twin doors.

**Local Authority and Tax Band**

Much Hadham East Hertfordshire Band F





**Rear Garden:**

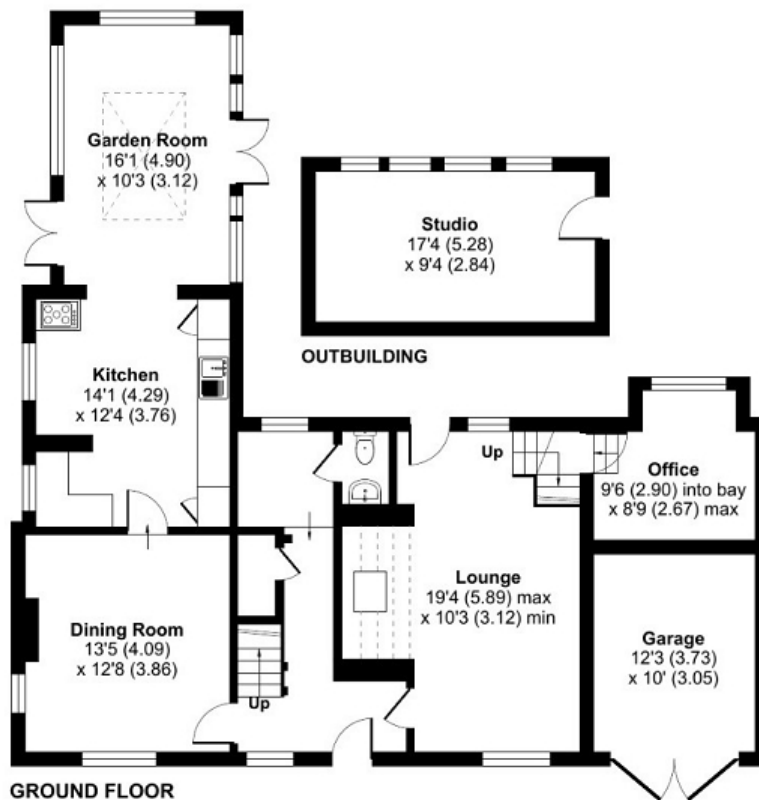
In Excess of a Third of an Acre (STC)

A glorious and colourful south facing rear garden holding all year round interest with a variety of mature trees, including wild cherry, ash and poplar, with established boundaries planted in native mixed hedging. The well presented lawns combine with areas of wild natural growth including a pond to the flank boundary, an enclosed productive vegetable plot. Immediately to the rear of the property is a sun trap flagstone patio and to the side of the house a concealed boiler cupboard, and oil tank. To the rear of the Studio there is a very useful Wood Store!

**Studio:**

Separate from the main residence, fully insulated and soundproofed, the ideal working retreat.





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for McRaes. REF: 1018303

Denotes restricted head height

### Tumbledown Dicks, Much Hadham, SG10

Approximate Area = 1651 sq ft / 153.4 sq m

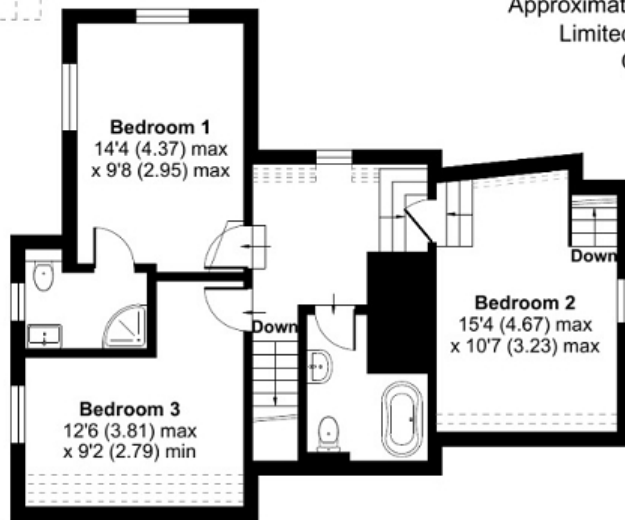
Limited Use Area(s) = 43 sq ft / 4 sq m

Outbuilding = 162 sq ft / 15 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 1979 sq ft / 183.8 sq m

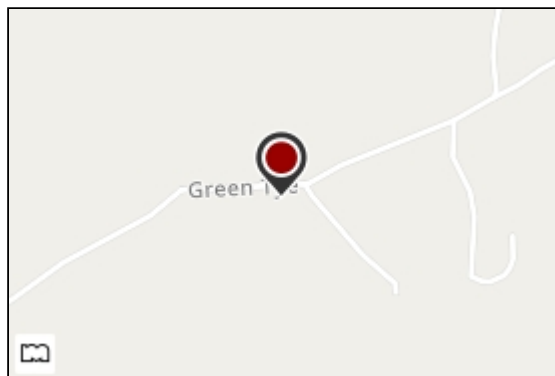
For identification only - Not to scale





## A TALE OF OLDE ENGLAND...

*The house is believed to have been built around 1580 and its name has an interesting origin. Tumbledown Dick was the name given to Richard Cromwell, Oliver Cromwells son who succeeded his father as Lord Protector of the Commonwealth of England, Scotland and Ireland. Richard lacked his fathers authority and was not very well regarded, leading to him being called a number of harsh nicknames, amongst them 'Tumbledown Dick. He is thought to have stayed in this cottage for a while, hence the name. This is quite plausible as he is documented to have lodged in nearby Cheshunt where he died at the (then) ripe old age of 85.*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

