



7, White Stubbs Farm, Broxbourne  
EN10 7QA  
Asking Price £1,175,000



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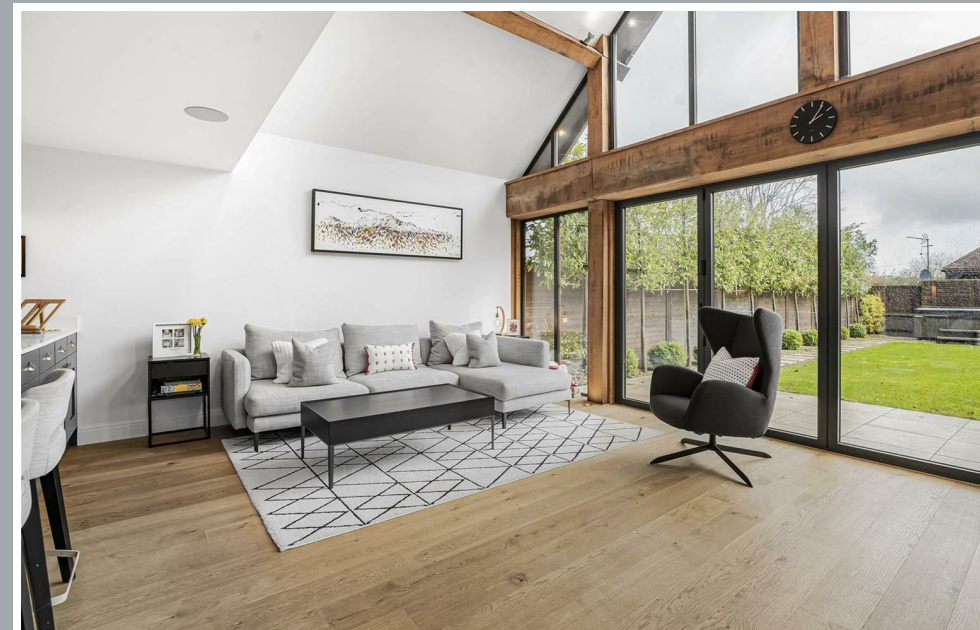
## 7 White Stubbs Farm, White Stubbs Lane, Broxbourne, EN10 7QA

Steven Oates are pleased to offer this exceptional barn conversion, beautifully renovated and significantly enhanced throughout, offering generous and highly versatile accommodation set within the sought-after White Stubbs Farm, Broxbourne. At the heart of the home is a breath-taking rear extension which completely transforms the kitchen/dining space. Designed with impressive, vaulted ceilings, a built-in sound system and flooded with natural light, this area creates the perfect space for both everyday living and entertaining. The ground floor provides excellent flexibility, featuring two ground-floor bedrooms, en-suite shower room, a generous size living room and a separate bathroom. Upstairs, the property offers three further well-proportioned bedrooms, along with a striking mezzanine level forming part of the extension. This space makes an ideal home office or reading area, overlooking the kitchen below and adding to the property's unique architectural appeal. Externally, the landscaped garden is a standout feature, finished to an exceptionally high standard. The garden comes complete with a bespoke fitted outdoor kitchen, an outdoor surround-sound speaker system, extensive outdoor lighting, as well as an automated irrigation system. To the rear, the property also benefits from a double garage, with a large loft above, providing excellent storage and parking. Additional visitor spaces are shared amongst the 9 houses of White Stubbs Farm.

White Stubbs Farm is a highly regarded semi-rural setting on the edge of Broxbourne, offering a rare balance of countryside surroundings with excellent everyday convenience. The property is within easy reach of Broxbourne town centre, providing a wide range of shops, cafés and amenities to suit day-to-day needs. Broxbourne Station is conveniently close by, offering fast and frequent rail services into London Liverpool Street, making the location ideal for commuters. The area is also well placed for road links, with the A10 providing direct access to London, the M25 and surrounding towns. For outdoor enthusiasts, the property is surrounded by open countryside, woodland walks and bridleways, with the Lee Valley Regional Park also within close proximity, offering miles of scenic walking, cycling and leisure facilities.



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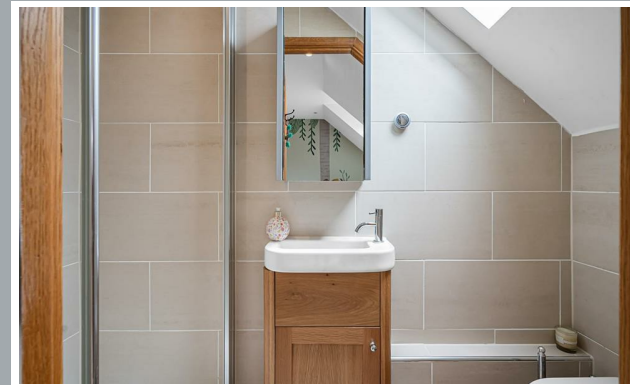
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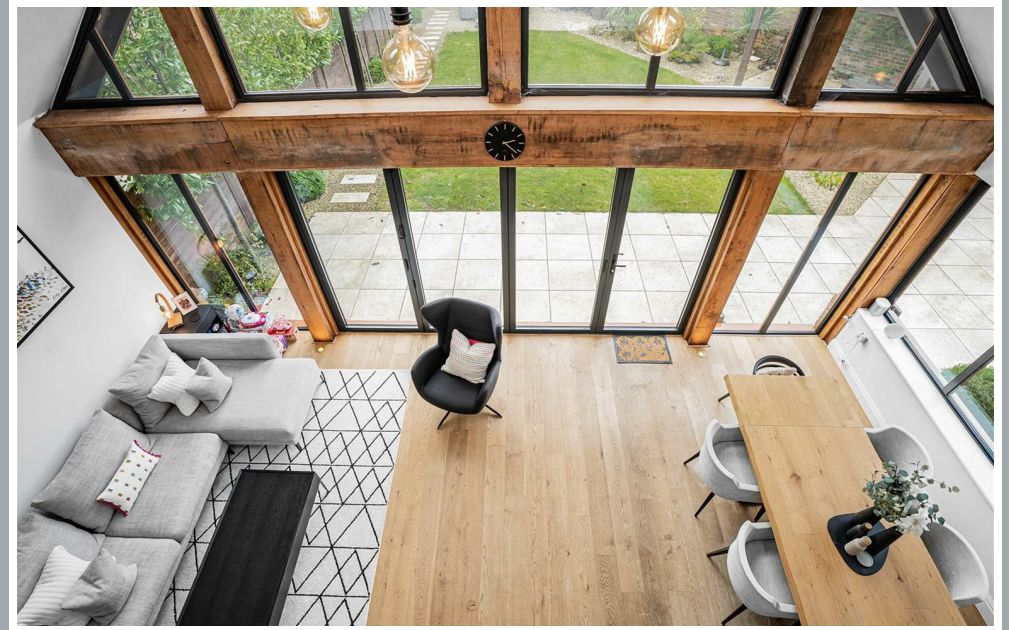
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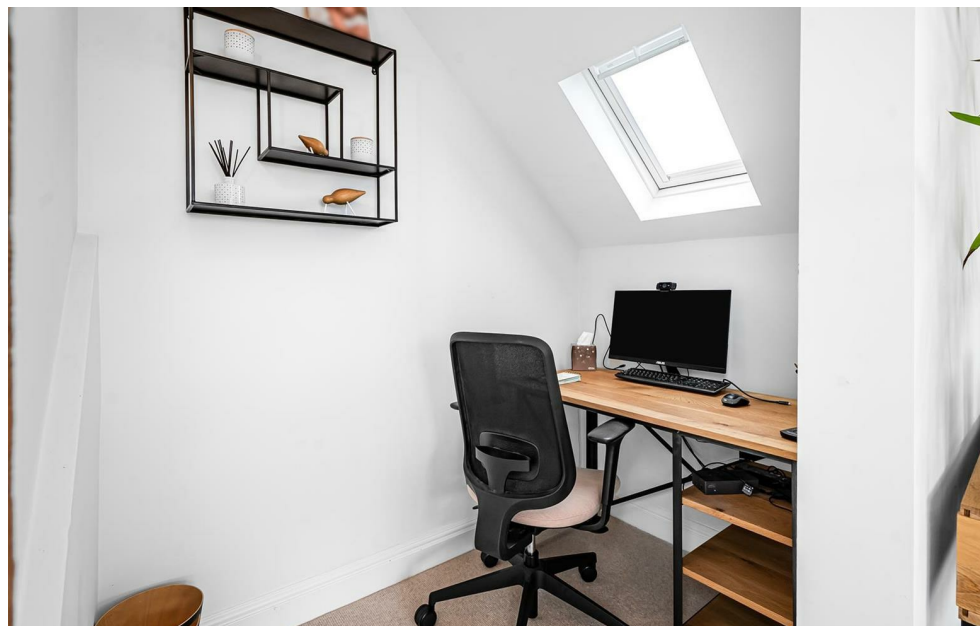
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**Approximate Gross Internal Area 2303 sq ft - 214 sq m  
(Excluding Garage)**

Ground Floor Area 1457 sq ft - 135 sq m

First Floor Area 846 sq ft - 79 sq m

Garage Area 313 sq ft - 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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