



The Matching Laundry, Matching Tye

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## A delightful family home with far reaching views.

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### Accommodation

Entrance Hall | Family Room | Study | Living room | Dining room | Kitchen/breakfast room  
Utility | 5 bedrooms | 2 bathrooms

Mature garden with stunning views, extensive terrace and garage

### Location

The Matching Laundry is positioned on the edge of the desirable village of Matching Tye, renowned for its excellent public house. It is also well located for Matching, Sheering and the local amenities of Old Harlow and Hatfield Heath. A short distance to Churchgate Street primary school and the independent school of Saint Nicholas. The nearest train station is Harlow Mill, and it is a short drive to junction 7a of the M11, which connects with Stansted Airport, Cambridge, and London.



## The Property

The Matching Laundry was built in the 1830s, and was the laundry for the Moor Hall Estate. This delightful period house was originally two separate properties, a cottage and a laundry cottage, which have been renovated and combined to create a beautifully presented country house. There are several good-sized reception rooms with charming period features, a study, a stunning kitchen/breakfast room featuring extensive built-in units, and an electric Aga. There is also a useful utility room off the breakfast area and a family bathroom off the entrance hall. On the first floor, there are five bedrooms and a family bathroom.

Planning has been approved for a proposed conversion of the garage to primary annexe, accommodation (Planning Ref: EPF/2102/22), offering a multi-useable space ideal for bedroom accommodation, a home office or gym.





## Outside

The property sits on an acre of land with surrounding far-reaching rural views, a garage positioned on one side, and a large terrace. There is also ample parking at the rear of the house.

## Property information

**Services:** Oil fired central heating, mains electricity, water and drainage.

**Tenure:** Freehold

**Local Authority:** Epping Forest District Council

**Council Tax:** Band E

**EPC:** F

**Viewing:** Strictly by prior appointment with the Knight Frank, LLP



Total Area = 225 sq m / 2,418 sq ft

Excluded Area Garage = 76 sq m / 816 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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New Mead Barn

Wickham Hall, Hadham Road

Bishop's Stortford

CM23 1JG

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

Paddy Pritchard-Gordon

01279 213340

[paddy.pritchard-gordon@knightfrank.com](mailto:paddy.pritchard-gordon@knightfrank.com)



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Particulars dated [May 2024]. Photographs and videos dated [May 2024].

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