

NEVIN & WELLS

Distinctive Homes

Established 2002



The Broadway, Laleham, TW18 1RZ

£1,150,000 F/H



The Broadway, Laleham, Middlesex, TW18 1RZ

Church Farm is a beautiful early 17th Century brick built farmhouse with Georgian alterations and a central chimney pillar at the heart of its construction. This unique property has had many custodians over several hundreds of years including The Seventh Earl Lord Lucan, whose family owned a large portfolio in the village, eventually selling it in 1966. Our clients have been in residence for almost forty years and have now decided the time is right to and allow a new buyer to enjoy their wonderful home.

In more recent years, famous visitors reputed to have crossed the threshold have included actors Bob Hope and Bing Crosby. Celebrity visitors must have seemed a far cry from the utilitarian origins of the house centuries ago, when cattle passed directly through the building, in what is the current dining room.

The spacious rooms are overflowing with character features including open fireplaces, stripped Pine doors and Oak beams. The versatile accommodation consists of five bedrooms (over two floors), three reception rooms, study, two bathrooms (one en-suite) and cloakroom. The mature walled plot offers various trees and shrubs in addition to an external wine cellar and detached granary / pottery (5.0m x 5.0m) with lighting and power and could be used as an office.

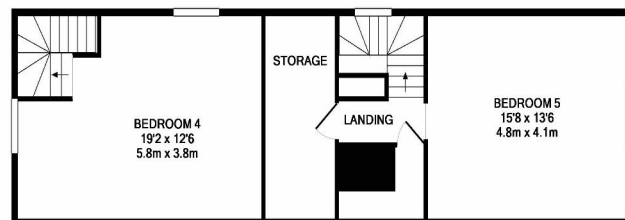
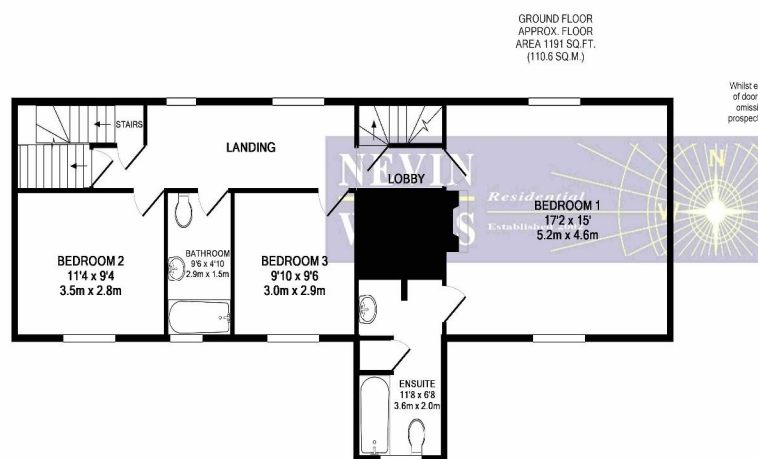
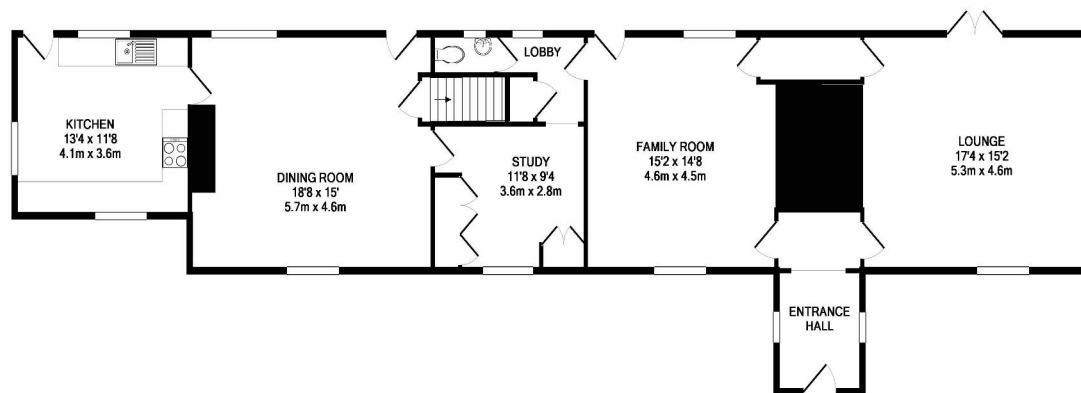
Adjacent to Church Farm, there is also a detached building called 'The Rafters', with fully approved planning permission to convert into a two bedroom separate house.

The village itself offers a shop and three thriving pub / restaurants, in addition to scenic parkland and River Thames walks. Access to Staines Upon Thames mainline station is within a one and a half mile radius.

<u>CANOPY PORCH:</u>	Hardwood front door into:-
<u>ENTRANCE HALLWAY:</u>	3.60m x 2.04m (11'10" x 6'8") Radiator, feature brick wall, original stone floor. Windows to side.
<u>LOUNGE:</u>	5.29m x 4.60m (17'4" x 15'2") Two radiators, large feature brick fireplace with open hearth and Oak beam over, storage cupboard housing gas boiler. Sash window to front and French doors into rear garden.
<u>FAMILY ROOM:</u>	4.60m x 4.46m (15'2" x 14'8") Two radiators, Inglenook style open fireplace with large open hearth and wood panel surround, feature Oak ceiling beam. Dual aspect sash windows to front and rear with original Pine shutters. Door into rear garden, stairs to first floor.
<u>LOBBY</u>	Radiator, storage cupboard with light. Sash window to rear.
<u>CLOAKROOM:</u>	Low level W.C, wash hand basin, part tiled walls, extractor fan.
<u>STUDY:</u>	3.56m x 2.84m (11'8" x 9'4") Radiator, part panelled walls, storage cupboards, ceiling beam. Sash window to front with original Pine shutters. Door into:-
<u>DINING ROOM:</u>	5.68m x 4.59m (18'8" x 15') Two radiators, feature ceiling trusses, built-in dresser unit, shelved display recess, large fireplace with open hearth and timber beam over. Dual aspect windows to front and rear. Door into rear garden. First staircase to first floor. Door into:-
<u>KITCHEN:</u>	4.07m x 3.54m (13'4" x 11'8") Range of Beech effect base and eye level units, granite effect worktops, built-in microwave, integrated dish washer and fridge/freezer, larder unit, built-in Stoves electric double oven and four ring Halogen hob with extractor filter, concealed lighting, inspection loft, radiator. Stainless steel single bowl sink with chrome mixer tap. Triple aspect windows to front and rear and side. Door into rear garden.

<u>FIRST FLOOR LANDING:</u>	6.85m x 1.78m (22'6" x 5'10") Radiator, second staircase to top floor, feature beams. Secondary glazed window and porthole window to rear.
<u>INNER LOBBY:</u>	Feature brick chimney breast. Stairs to second floor. Door into:-
<u>BEDROOM ONE:</u>	5.23m x 4.59m (17'2" x 15') Radiator, feature Oak beam, cast iron fireplace, picture rail. Secondary glazed sash windows to front and rear. Door into:-
<u>EN-SUTE BATHROOM:</u>	3.53m x 2.02m (11'8" x 6'8") White suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer shower over, glass shower screen, radiator, fully tiled walls, airing cupboard housing hot water cylinder. Secondary glazed sash window to front.
<u>BEDROOM TWO:</u>	3.43m x 2.85m (11'4" x 9'4") Radiator, feature beamed wall. Secondary glazed sash window to front.
<u>BEDROOM THREE:</u>	2.98m x 2.88m (9'10" x 9'6") Radiator, picture rail, feature Oak beam. Secondary glazed sash window to front.
<u>BATHROOM:</u>	2.88m x 1.46m (9'6" x 4'10") White suite comprising low level W.C, panel bath with chrome mixer shower over, glass shower screen, wash hand basin, part tiled walls, radiator. Secondary glazed sash window to front.
<u>SECOND FLOOR:</u>	
<u>BEDROOM FOUR:</u>	5.83m x 3.78m (19'2" x 12'6") Radiator, eaves storage, feature beams. Dual aspect windows to side and rear.
<u>BEDROOM FIVE OR OFFICE:</u>	4.80m x 4.13m (15'8" x 13'6") Radiator, feature Oak beams. Window to side.
<u>LANDING:</u>	Loft storage. Window to rear.
<u>STORAGE:</u>	4.13m x 1.65m (13'6" x 5'6") Light and power, hatch to loft, feature beam.
<u>OUTSIDE</u>	
<u>GARAGE:</u>	9.65m x 5.63m (31'8" x 18'6") Detached triple width garage, with one bedroom flat over, offering light and power. Approached via brick paved driveway with parking for several cars.
<u>NB:</u>	Fully approved planning permission to convert into a two bedroom separate house. Permission to also build a single garage.
<u>GARDENS:</u>	Mature walled gardens to front, well stocked with various trees and shrubs. There is an external wine cellar and detached granary / pottery (which could be used as an office). The plot extends to approximately one third of an acre.
<u>NB:</u>	The roof is being replaced with Heritage tiles.
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

FLOOR PLAN



TOTAL APPROX. FLOOR AREA 2596 SQ.FT. (241.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62018

EPC

Energy Performance Certificate

The Rafter's Church Farm, The Broadway, Laleham, STAINES-UPON-THAMES, TW18 1RZ

Dwelling type: Top-floor flat
Date of assessment: 17 February 2016
Date of certificate: 24 February 2016

Reference number: 9138-4065-7212-4226-7934
Type of assessment: RdSAP, existing dwelling
Total floor area: 50 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,790
Over 3 years you could save	£ 1,323

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 126 over 3 years	You could save £ 1,323 over 3 years
Heating	£ 1,992 over 3 years	£ 954 over 3 years	
Hot Water	£ 543 over 3 years	£ 387 over 3 years	
Totals	£ 2,790	£ 1,467	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 171	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 690	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 48	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

