

Hamptons

INTERNATIONAL



Hertingfordbury Road, Hertford, SG14

6  3  4 

GUIDE PRICE

£2,100,000

(£2,100,000)

Property details



Key features

- **5 bedrooms + self-contained 1 bed**
- **3 reception rooms**
- **Kitchen/dining/morning room**
- **Gymnasium**
- **3 bath/shower rooms**
- **0.66 acres.**

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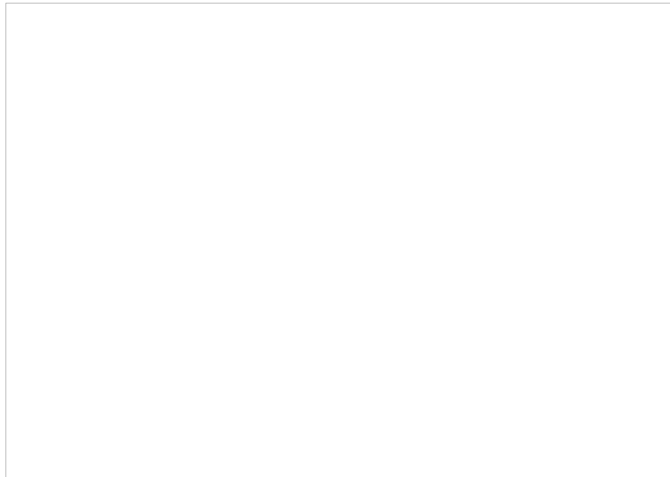
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Description

A Grade II Listed detached residence offering spacious, well-proportioned accommodation. The Hill is an extremely attractive period country house offering 4,692 sq. ft. of spacious accommodation, set within stunning grounds of approximately two thirds of an acre. The bright and spacious living accommodation comprises a triple aspect drawing room, stunning kitchen/breakfast/dining room, family room and office. Each of the principal receptions enjoy delightful views over the gardens and the rooms are bathed with natural sunlight. On this floor are two double bedrooms and a shower room. On the second floor is the main bedroom with dressing area and en-suite bathroom, two further bedrooms and the family bathroom. On the ground floor is a self-contained apartment with its own private entrance. The apartment comprises lounge, bedroom, kitchen and shower room and provides versatile, multi-generational living or staff accommodation. A further separate entrance leads to the gymnasium (formally a garage) and stairs to the first floor accommodation. Outside the property occupies a slightly elevated west facing plot which extends to two thirds of an acre. Numerous mature shrubs, hedges and trees provide privacy and a natural screen. The frontage offers ample off-street parking with an extensive carriage driveway and double width garage. Steps and a gated access lead to the rear garden. A wide variety of established trees, shrubs and conifers are arranged around a large lawn and further benefits include a summerhouse and a sunken trampoline. There is also a large sun terrace presenting ideal outside entertaining space, perfect for al-fresco dining. Total plot size approximately 0.66 acres. Situation The Hill is situated within the popular village of Hertingfordbury which lays on the outskirts of Hertford in a highly regarded location. Hertford North, Welwyn Garden City and Potters Bar train stations are all easily accessible as is the A414, providing access to the A1(M) and A10. Home to the ever popular St. Josephs In The Park school the property is close to a selection of highly regarded state and private schools. Property Ref Number: HAM-3709 Additional Information From the Hamptons office, head west on the A414 towards Hatfield. At the fourth roundabout take the first left towards Hertingfordbury. Continue along Hertingfordbury Road bearing to the right and The Hill is on the right hand side beyond the White Horse Public House.



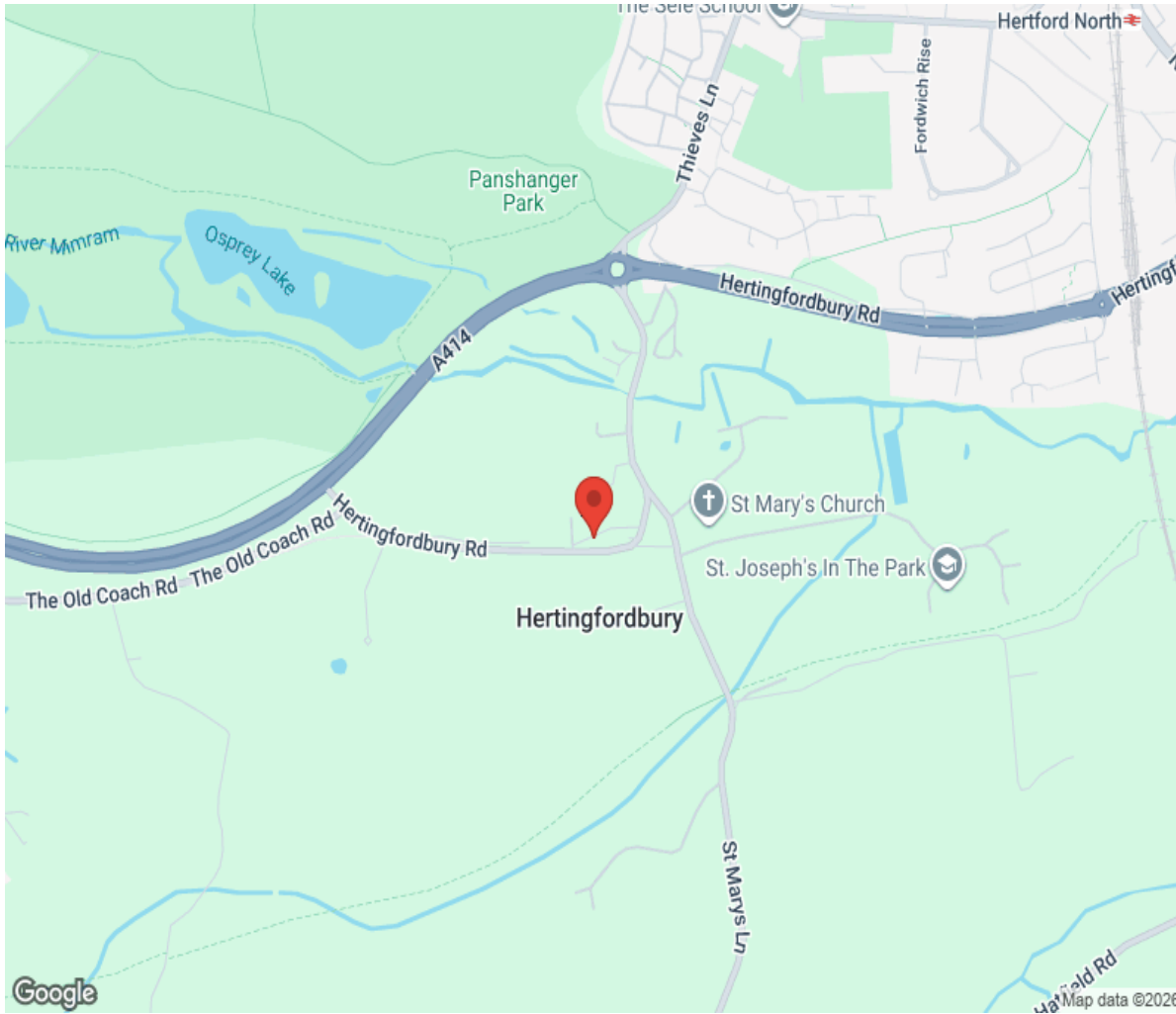




Floor plan



Location



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