

# Hamptons

INTERNATIONAL

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**Bramfield Road, Hertford, SG14**

6  4  4 

GUIDE PRICE

**£3,500,000**

**(£3,500,000)**

## Property details

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### Key features

- **6 Bedrooms**
- **4 Bathrooms**
- **4 Receptions**
- **Study**
- **Kitchen/Breakfast room**
- **4681 sq ft**
- **6.19 acres**
- **Swimming Pool**
- **Tennis Court.**

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## Description

The Well House is ideally positioned on the corner of Bramfield and Tattle Roads, with far reaching views across adjoining greenbelt. This sought after rural location combines countryside living with the convenience of nearby amenities, making it highly attractive to families and professionals. Set within established grounds of 6.19 acres with stunning panoramic views, the house is beautifully presented throughout, and with careful consideration given to the layout, provides a wonderful environment for extensive family living and grand-scale entertaining. The ground floor offers an elegant and beautifully balanced layout extending to over 4,600 sq ft. A generous entrance hall creates an immediate sense of arrival, flowing through to the principal reception rooms. The impressive sitting room, measuring almost 30 ft, enjoys excellent proportions and direct garden access, while a formal dining room is ideal for entertaining. The kitchen/breakfast room forms the heart of the home, thoughtfully arranged for family life, complemented by a separate snug, a dedicated study for home working and a spacious laundry room. A particularly notable feature is the cinema room, offering a superb retreat for family and guests to enjoy their movies with the Bang & Olufsen surround sound system. The first floor provides six well-proportioned bedrooms arranged around a central landing. The impressive principal suite, features a generous bedroom, expansive dressing room and en suite bathroom. There are five further bedrooms, with two served by well-appointed en-suites and a further family bathroom, creating versatile accommodation ideally suited to family living or guest arrangements. Outside Set behind a gated entrance, this attractive home sits within private and well-established parkland grounds in excess of 6 acres. To the front of the property is a driveway providing ample parking and leading to the detached garaging, which is large enough for two cars and includes dual fitted steel cabinets. A dining terrace extends along the rear of the property and leads to the extensive lawn which is interspersed with a wide variety of mature trees and flowering shrubs. A pool terrace features swimming pool and pool house and there is a floodlit tennis court. The gardens further feature an orchard and kitchen garden, and an additional gated driveway from Bramfield Road leads to additional parking. Total plot 6.19 acres. Situation The property enjoys a semi-rural atmosphere while remaining conveniently close to Hertford's historic town centre. The surrounding area offers access to beautiful countryside, including Panshanger Park, renowned for its natural beauty. Hertford provides an excellent selection of shops, restaurants and schooling, including the highly regarded Simon Balle and Richard Hale Schools. Direct rail services from Hertford North railway station and Hertford East railway station offer swift access to London, making this an ideal balance of country living and connectivity. Property Ref Number: HAM-63410 Additional Information Local Authority East Hertfordshire District Council Services Septic drainage Oil fired central heating









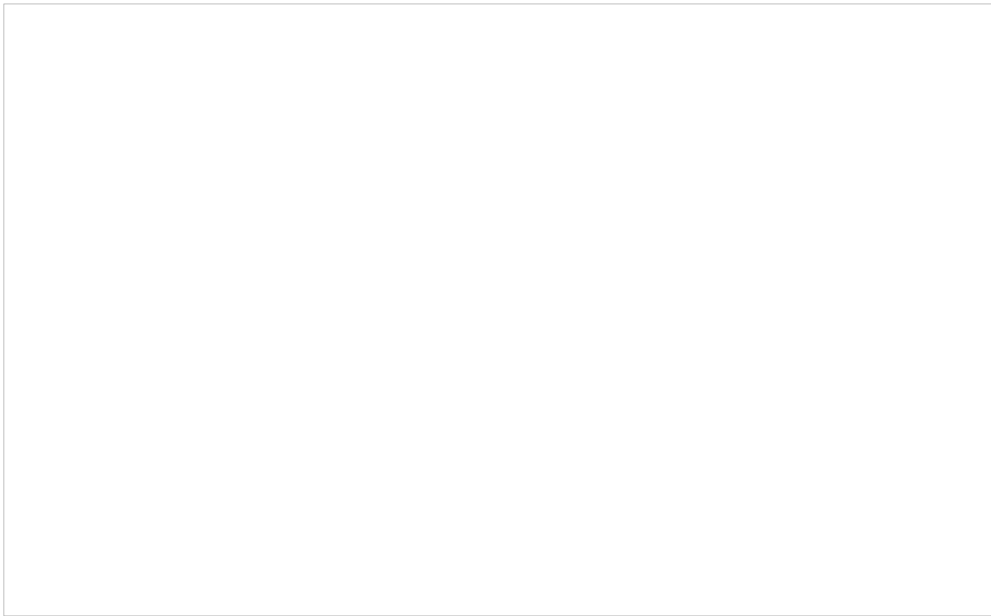






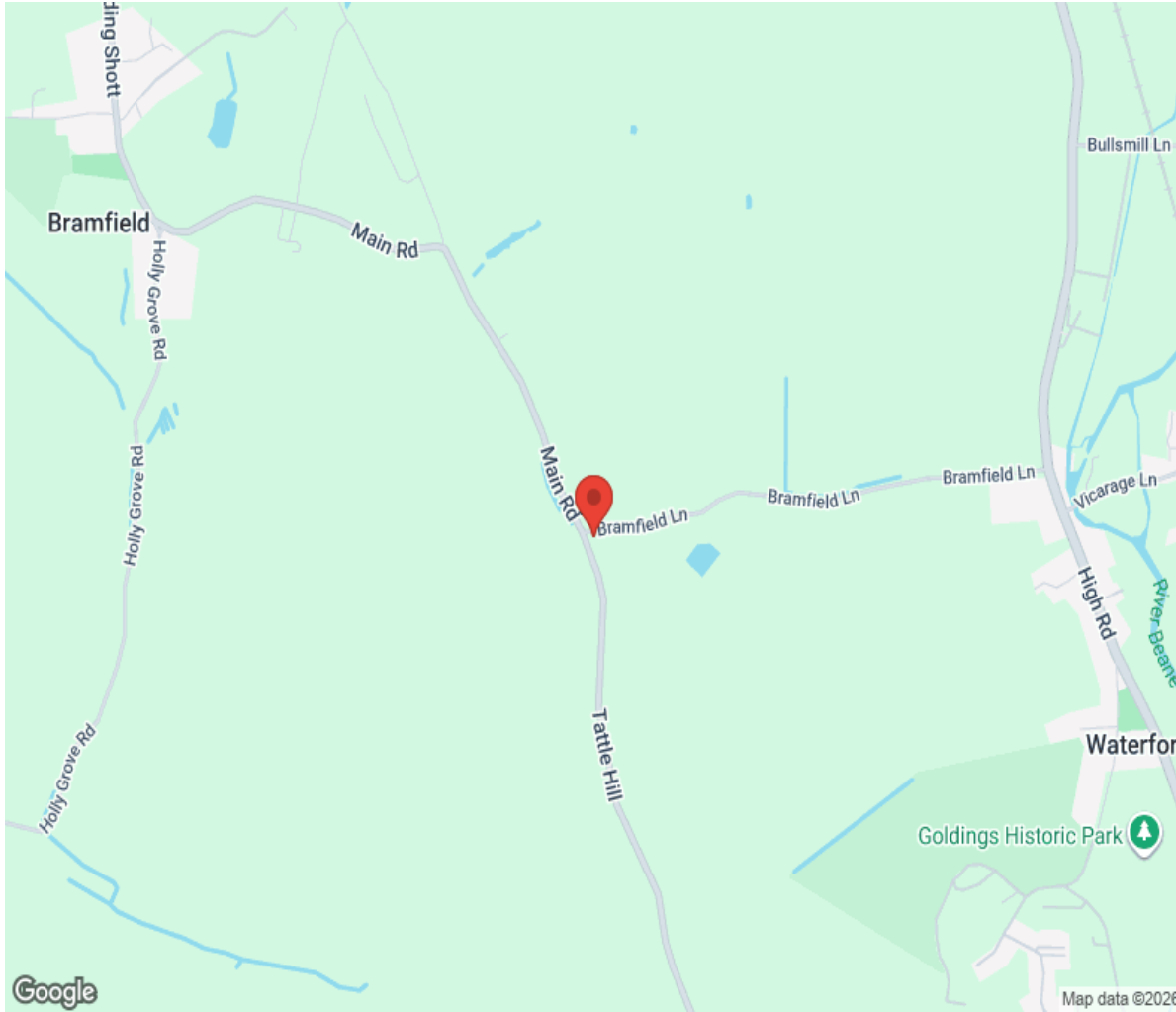
## Floor plan

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# Location

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