




# Hamptons

INTERNATIONAL

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**Lower Hatfield Road, Hertford, SG13**

5  2  5 

GUIDE PRICE

**£2,650,000**

**(£2,650,000)**

## Property details

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### Key features




- **5/6 Bedrooms**
- **Riverside Frontage**
- **18 Acres**
- **Barn With Planning Permission To C**
- **5 Reception Rooms**
- **Stunning Setting**

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## Description

With parts dating back to the mid 1600's this attractive period home offers over 5000 sq ft of accommodation arranged over two floors. Throughout the property are delightful character features typical of its age with the spacious living and entertaining space providing a wonderful environment for family living. You enter into a welcoming reception hall which leads to the double aspect drawing room, games room and dining room. The accommodation then flows through to the kitchen/breakfast room, with wood-burning stove, the garden room and conservatory. The conservatory is a wonderful space to sit and enjoy garden and river views. A laundry, bathroom and guest wc complete the ground floor accommodation. On the first floor are 5 bedrooms and a spacious family bathroom. An additional room offers flexibility to use as a further bedroom or dressing room as required. The property is full of the charm and character you would expect of such a home. Features include fireplaces, exposed beams and wood flooring. Each room enjoys delightful views across the extensive grounds and beyond. Outside the house is approached via an electronically operated gate leading to an extensive driveway providing ample parking. A variety of outbuildings can be utilised for personal requirements and planning permission is in place to convert a barn and stables to a four bedroom residential dwelling of 2800sq ft. A dining terrace extends along the rear of the property leading to the extensive lawn and river frontage. A vehicular bridge leads to the field, which is bordered by mature trees and shrubs, with additional access from St Marys Lane. The Freehold of the River Lea, which runs through the grounds, with 230 yards of double bank fishing rights and 180 yards of single bank fishing rights provides a picturesque and tranquil setting. The plot consists of 5.3 acres of gardens and 13 acres of fields. Situation Nestled in the sought-after south-eastern fringe of Hertford, the area offers an ideal blend of countryside charm whilst within easy access to the town centre, which is known for its rich history, vibrant café culture, and an excellent mix of independent shops, restaurants, and pubs. Families are drawn to the area for its outstanding schools, and commuters benefit from excellent transport links, with Hertford East and Hertford North stations offering direct services to London Liverpool Street and Moorgate respectively. Road links are served by convenient access to the A10 and A414 connecting to the M25. The local area is rich in green spaces, providing perfect settings for outdoor activities, walks, and family outings. Property Ref Number: HAM-58215



















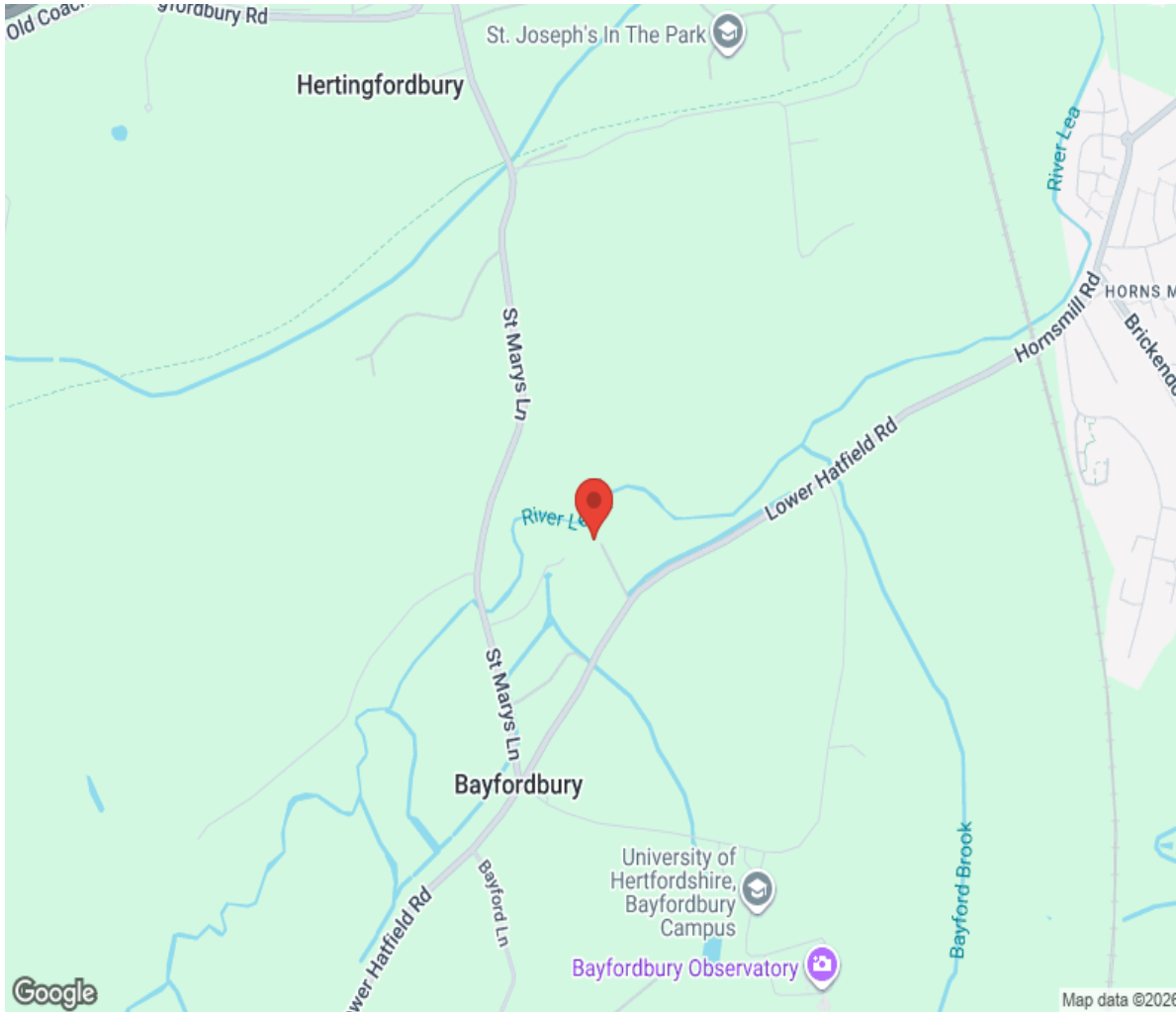


## Floor plan

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# Location



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