

Hamptons

INTERNATIONAL



Hanbury Drive, Thundridge, Ware, SG12

4  4  4 

GUIDE PRICE

£2,950,000

(£2,950,000)

Property details



Key features

- **4 Bedrooms**
- **4 Receptions**
- **Kitchen/Breakfast room**
- **Gated Development**
- **4944 SQ FT**

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Description

This substantial and beautifully arranged detached family home offers generous and versatile accommodation arranged over two floors. Designed for both elegant entertaining and practical family living, the property combines spacious reception rooms with well proportioned bedrooms. The ground floor is centred around a welcoming reception hall which provides an immediate sense of scale and leads seamlessly to the principal living areas. There is a spacious sitting room which opens to a separate dining room, both ideal for formal entertaining. The modern kitchen/breakfast room forms the heart of the home, well suited to family life, casual dining and social gatherings, with convenient access to the family and morning rooms. Further accommodation includes a utility room and two guest cloakrooms. The first floor offers generous bedroom accommodation, anchored by an impressive principal bedroom suite with dressing area, en suite bathroom and terrace overlooking the garden, creating a private and comfortable retreat. A further guest bedroom benefits from its own en suite facilities, while several additional well proportioned bedrooms provide flexible accommodation for family or guests. These are served by a combination of well appointed family bath and shower rooms, ensuring both comfort and practicality across the upper floor. Outside To the front of the property is a driveway providing extensive parking for several cars, and which leads to the double garage. The delightful, south-facing garden comprises a terrace extending along the rear of the property and leading to the lawn with a variety of mature trees to the borders ensuring privacy. The garden provides the ideal environment for relaxation and entertaining. Total plot 0.4 acres. Situation Grosvenor House is set within the grounds of Hanbury Manor Golf and Country Club with a choice of restaurants, a gym and swimming pool. Thundridge is a picturesque East Hertfordshire village with village store/tearoom, church and a primary school. Maltons, a popular restaurant and gastropub is within easy access. For more comprehensive shopping requirements, the towns of Ware and Hertford are nearby. For the commuter there are excellent train services to London Liverpool Street from Ware or Hertford East stations and to Moorgate via Hertford North station. The A10 which connects to the M25 at Junction 25 is also on the doorstep. There is an excellent selection of schools, both state and private within the area. Property Ref Number: HAM-64391 Additional Information Service Charge 2025 - £2188.30













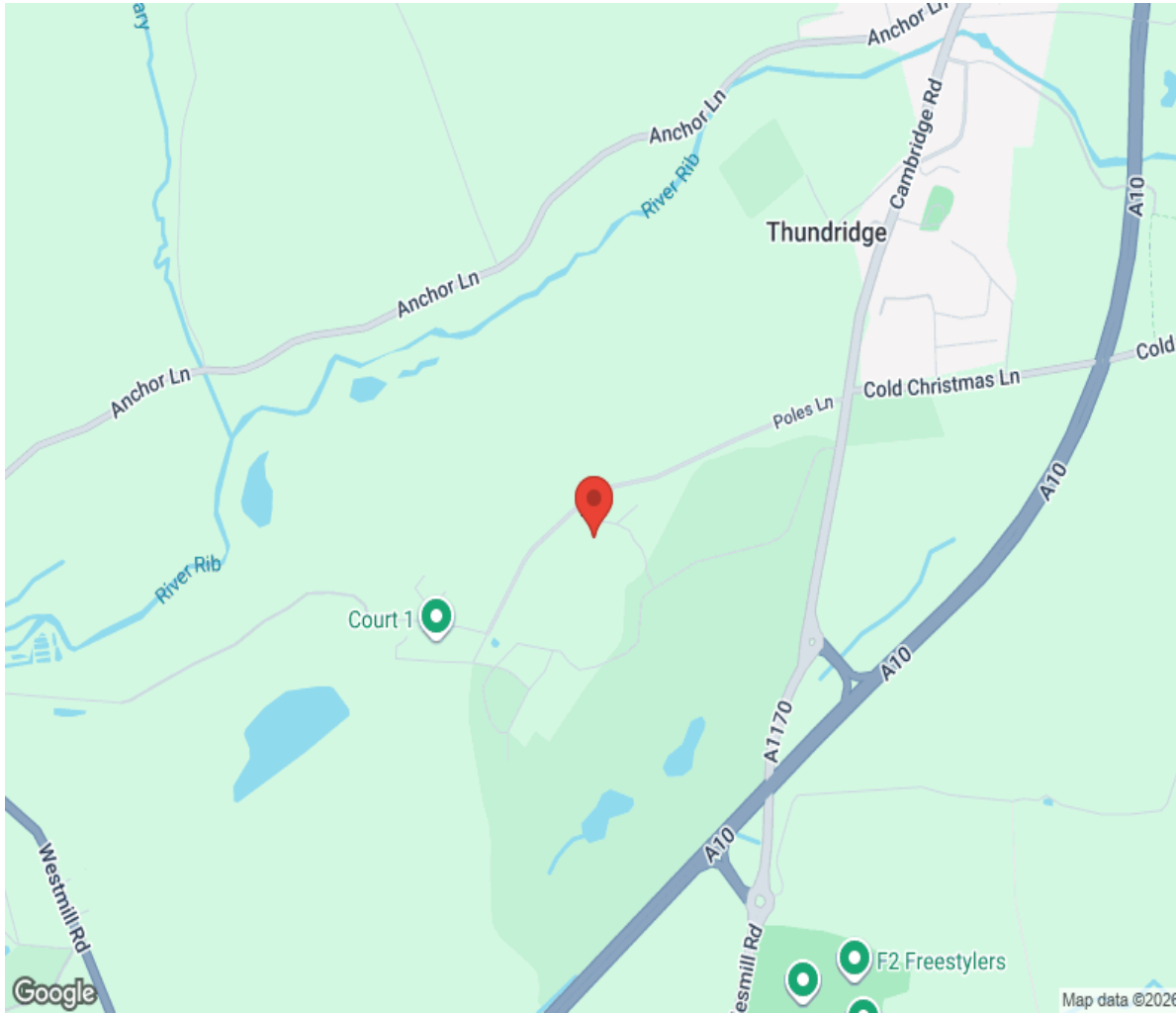


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan



Location



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