

# Hamptons

INTERNATIONAL



## Mangrove Lane, Hertford, SG13

4  2  3 

GUIDE PRICE

**£1,250,000**

**(£1,250,000)**

## Property details

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### Key features

- **Detached Character Farmhouse**
- **Study/Home Office**
- **Countryside Location**
- **Stunning Views**
- **Double Garage With Clock Tower**
- **Easy Access To Hertford**

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## Description

A charming four double bedroom detached farmhouse set within idyllic countryside, complete with a double garage and striking clock tower. Nestled in a picturesque rural setting, this beautifully presented four-bedroom detached character farmhouse offers a rare blend of period charm and modern family living. Surrounded by open countryside, the property enjoys a peaceful position while remaining conveniently located for access to Hertford and surrounding transport links. The ground floor provides a wonderfully versatile layout, ideal for both everyday living and entertaining. At the heart of the home lies a spacious kitchen/breakfast room, offering ample workspace and room for informal dining, complemented by a separate utility room. A generous dining room and a well-proportioned living room create elegant yet comfortable reception spaces, while the addition of a bright conservatory allows you to fully enjoy the garden outlook throughout the seasons. Completing the downstairs accommodation is a beautiful bathroom. Upstairs, the first floor hosts four double bedrooms, including a principal bedroom with excellent proportions. A study provides the perfect space for home working or could serve as a nursery or hobby room. The accommodation is completed by a family bathroom and additional cloakroom facilities. Externally, the property is equally impressive. The double garage, featuring a distinctive clock tower above, adds a unique architectural focal point. The surrounding grounds and countryside views enhance the sense of tranquillity and rural charm that define this home. Situated in this delightful semi-rural setting the property is ideally located adjoining rolling countryside yet only a couple of miles from the market towns of Hertford and Hoddesdon. Nearby Broxbourne station provides an excellent fast-train service into London Liverpool Street, and both Hertford and Hoddesdon offer an extensive range of shops, restaurants, and bars. First-class schooling is well catered for in the area with Haileybury, St Edmunds, Heath Mount, Duncombe and Simon Balle all within easy reach. Property Ref Number: HAM-64667











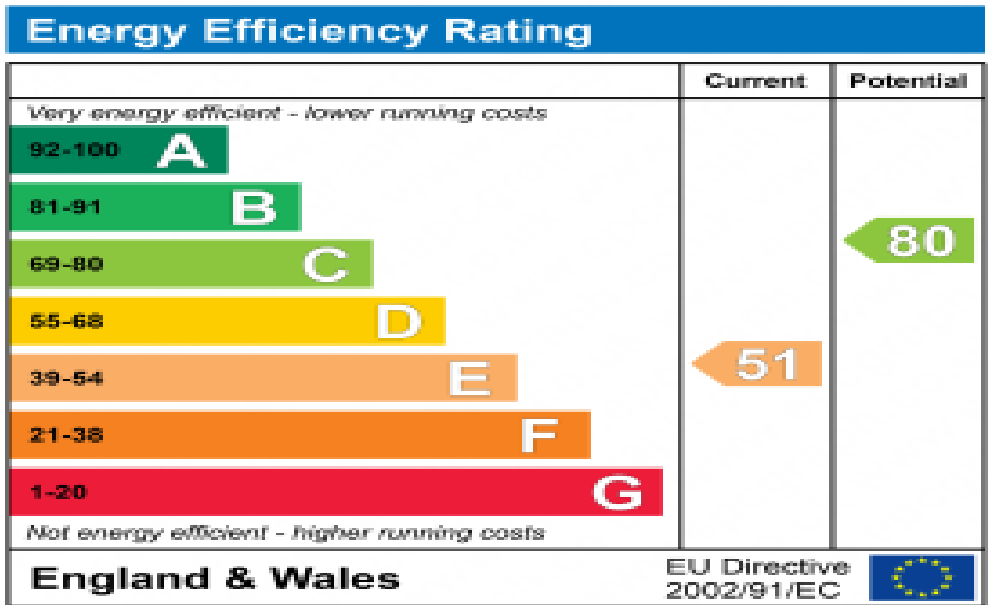
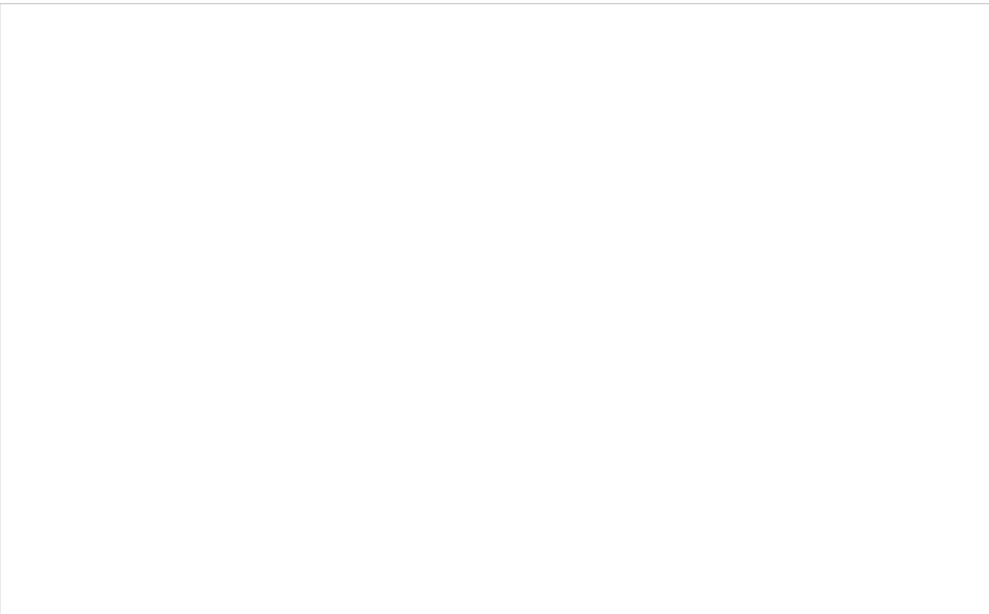






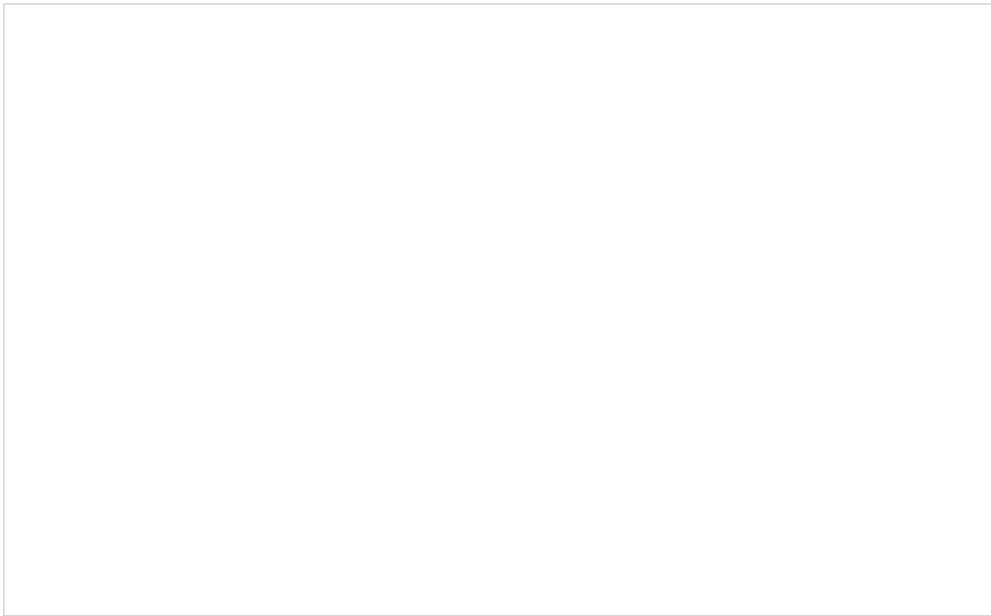






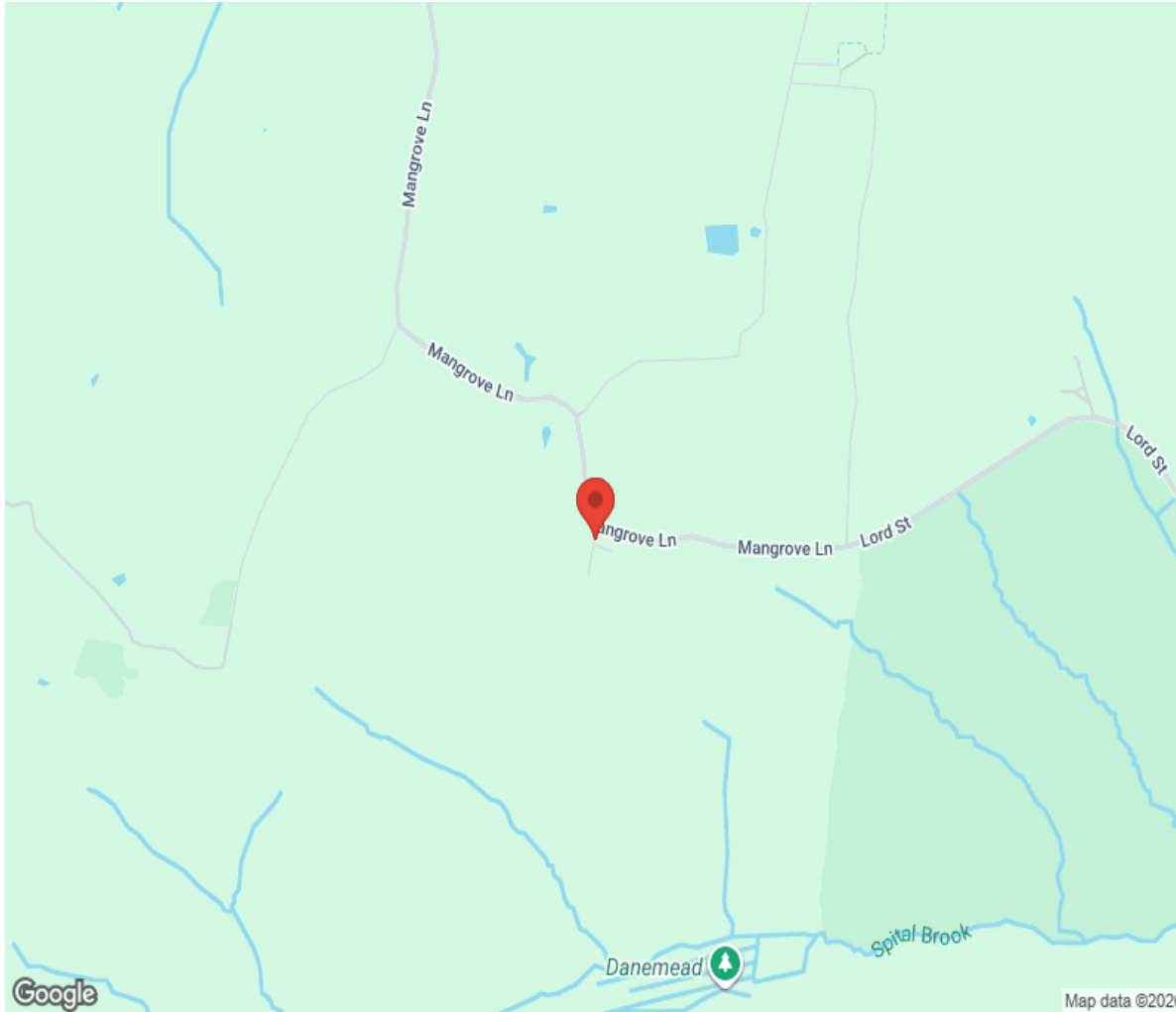
## Floor plan

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# Location

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