

Jonathan Hunt

ESTATE AGENCY

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Shephall House, 87A Aston End Road, Aston, Stevenage, Hertfordshire, SG2 7EY

£1,275,000

JONATHAN HUNT BUNTINGFORD are delighted to market SHEPHALL HOUSE, a handsome red brick early Victorian Five Bedroom property. Extensively re modeled and improved by the current owners to an exacting standard, the design and thought processes are apparent in the fit and finish achieved and the harmony in which old features and modern luxury blend. Situated at the edge of the pretty village of Aston, Shephall House comprises half of a grand country house and maintains many of the original features. The part-walled garden (approaching half an acre) and views to the rear are particular lovely features of this property.

Company No: 4759215

VAT No: 700174975

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UTILITY ROOM 13'8" x 10'7" (4.169 x 3.227)



CLOAKROOM



WET ROOM 10'5" x 5'8" (3.2 x 1.75)



HALLWAY



OPEN PLAN KITCHEN 17'7" x 17'7" (5.383 x 5.383)



LOUNGE 30'2" x 14'1" (9.2 x 4.3)



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SNUG 13'5" x 12'0" (4.097 x 3.66)



CELAR BAR 13'5" x 12'8" (4.1 x 3.885)



OFFICE/STUDY 16'1" x 7'6" (4.910 x 2.307)



CINEMA ROOM 15'7" x 13'7" (4.76 x 4.16)



CELAR



FREYA'S ROOM 8'4" x 6'11" (2.56 x 2.11)



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FIRST FLOOR LANDING AND BALCONY



ENSUITE 11'1" x 11'1" (3.4 x 3.4)



BEDROOM THREE 13'9" x 13'1" (4.2 x 4)



BEDROOM FIVE 12'6" x 8'10" (3.831 x 2.7)



BEDROOM ONE 15'11" x 13'10" (4.865 x 4.24)



FIRST FLOOR TOILET



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SECOND FLOOR LANDING



SECOND FLOOR BATHROOM



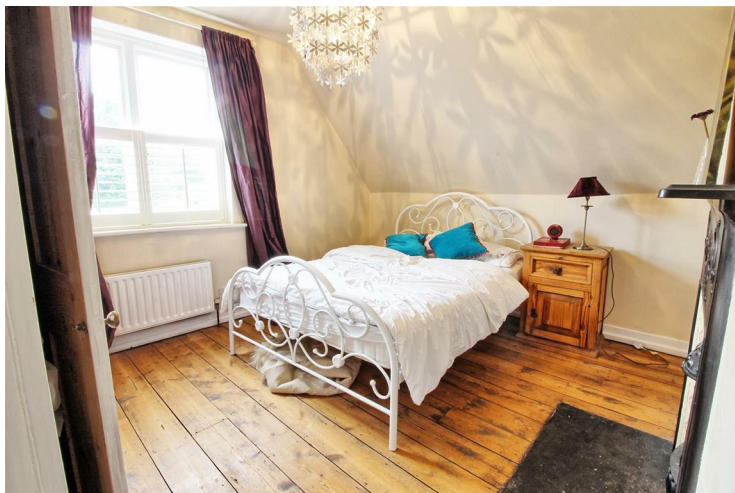
BEDROOM TWO 14'1" x 13'6" (4.3 x 4.13)



SECOND FLOOR TOILET



BEDROOM THREE 11'3" x 9'10" (3.43 x 3)



GARAGES

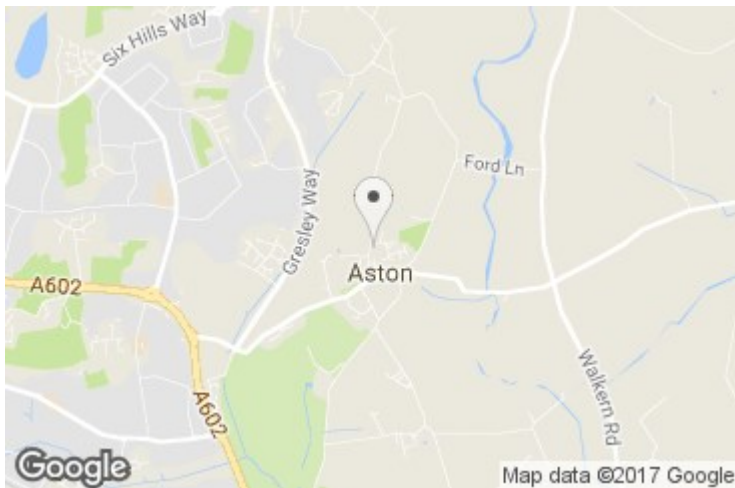


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GAMES ROOM



REAR GARDEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	33	38
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	39
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Floor Plan To Follow

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