



Halstead Hill | Goffs Oak | Hertfordshire | EN7 5NA

FINE & COUNTRY





Step Inside

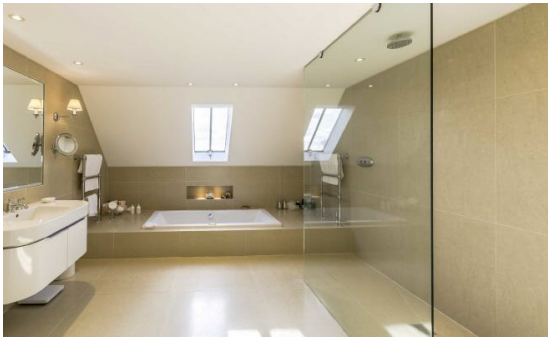
Beresford House

Beresford house has been meticulously designed by the current owners, who have managed to create a truly unique landmark, ideal for somebody looking for a family home oozing with quality. For the discerning commuter, Beresford House benefits from excellent transport links to the capital.

The property itself is an imposing Georgian styled home, designed around the central hall where you will be greeted with sophisticated neutral tones and a vaulted ceiling, flooding the hall with light, the overall effect offering an instant feel of calm and tranquillity. At one end, double doors open from the hall into an elegant drawing room, complete with retractable cinema screen and split sliding doors leading out onto the patio. Located at the opposite end of the hall is the kitchen or family room, as it is better known. Truly the hub of this fine home and continuing the sophisticated décor, it is easy to see why you will not want to leave this well-planned hub. Whether you are making the most of high tech modern amenities, or just relaxing on a Sunday morning, it is a space that draws you in. The kitchen itself is fitted with a hand-made German kitchen incorporating Miele appliances and marble work surfaces. Adjacent to the kitchen is a purpose built fitted seating area ideal for coffee mornings or just to enjoying the views through the Orangery and over the rear garden. Finally there is a more formal but delightful dining room offering the perfect place for entertaining friends and family.

The first and second floors continue to astound. There are three en-suited bedrooms on the first floor level, an office/fifth bedroom and a concealed staircase leading up to the second floor, where the master bedroom suite is located. The master itself occupies the whole of the second floor with a large bedroom area, 'his and hers' walk in wardrobes and a splendid full bathroom suite complete with screened shower area.







Step Outside

Beresford House

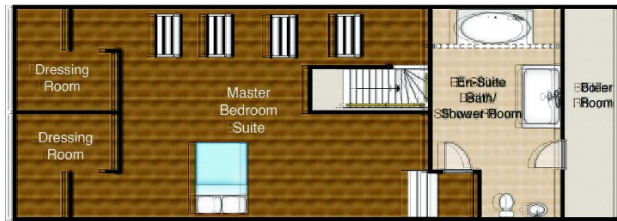
Located to the rear right side of Beresford is the detached annex build over 2 storeys. The ground floor accommodates the kitchen diner and a large living space. To the first floor there are two bedrooms and a modern bathroom.

Following on from the vendors meticulous planning of Beresford House, the gardens have been expertly landscaped and the large lawn has been maintained to a high standard. There are well positioned shrubs, borders and ornamental planting to ensure the clean and calming feel of the home continues through to the garden. The patio located at the rear of the property is accessed via both the Orangery, drawing room and Annex and offers the best view towards the impressive swimming pool complex. Accessed via the rear driveway.

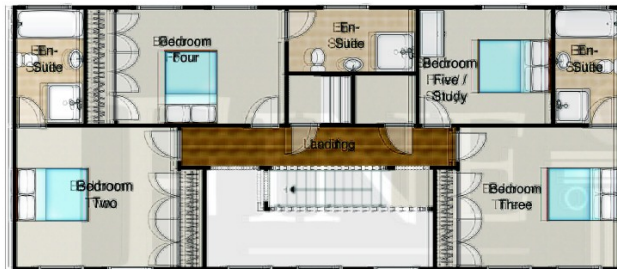


The swimming pool complex offers much more than just a swimming pool. The immaculate oak and glass structure located to the rear of the south facing plot provides the vendor with a host of facilities. The pool house features a Travertine lined heated swimming pool with floor to ceiling windows offering views of the garden. The spa styled changing room comes complete with steam cubicle and sauna. Next to the swimming pool there is a fully equipped hair salon with cloakroom and doors leading back out to the courtyard area where there is additional informal seating area. To the other side of the salon is the gymnasium and a triple garage / workshop.

Halstead Hill, Goffs Oak



Second Floor

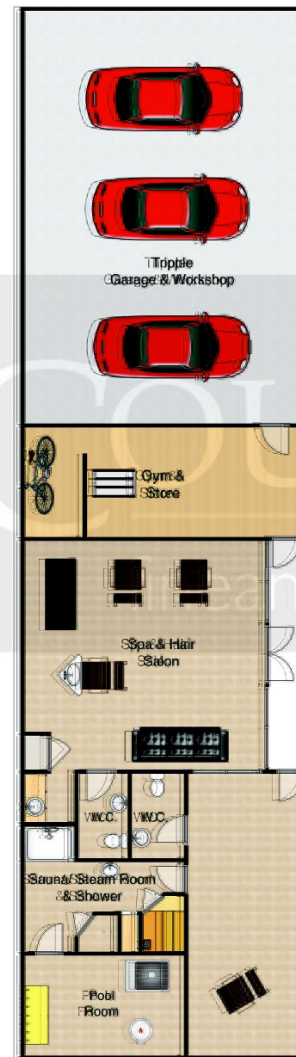
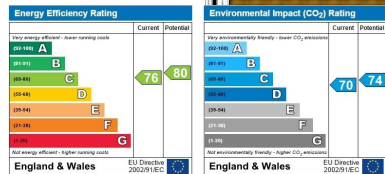


First Floor

Denotes skylight windows



Ground Floor



Swimming Pool Complex & Garaging



Annex Ground Floor



Annex First Floor

This floor plan is for guidance only and may not be accurate. We have added the furniture as a visual guide only and the items shown will not be included within the sale of the property.

Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 6002856 Registered Office: Shepherds Estate Agents Limited. Printed 37 High Street, Hoddesdon, Hertfordshire, EN11 8TA, England. Printed 27th September 2016

Fine & Country
01992 449500
hoddlesdon@fineandcountry.com
37 High Street, Hoddesdon, Hertfordshire, EN11 8TA, England

