

# THE OLD RECTORY

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HERTINGFORDBURY • HERTFORDSHIRE • SG14 2LD



ONE OF HERTFORDSHIRE'S HIDDEN GEMS, THIS ELEGANT 17TH CENTURY FORMER RECTORY IS SET IN A BEAUTIFUL PARKLAND SETTING WITH MATURE GARDENS RUNNING DOWN TO THE BANKS OF THE RIVER MIMRAM.

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**GROUND FLOOR:** ENTRANCE HALL • DRAWING ROOM • DINING ROOM • SITTING ROOM • STUDY • KITCHEN/BREAKFAST ROOM • ORANGERY • UTILITY ROOM • CLOAKROOM • BOILER ROOM AND CELLAR  
**FIRST FLOOR:** MASTER SUITE WITH DRESSING AREA AND LUXURY EN-SUITE BATHROOM  
 4 FURTHER DOUBLE BEDROOMS • 2 BATH/SHOWER ROOMS  
**SECOND FLOOR:** DOUBLE BEDROOM • DRESSING ROOM • BOILER ROOM • BEDROOM • STORAGE  
**OUTSIDE:** ANNEX WITH STUDIO KITCHEN AND SHOWER ROOM • GARAGE • GYM • GARDENER'S W.C  
 OBSERVATORY • MATURE PARKLAND • ATTRACTIVE WELL PLANNED GARDENS • RIVERSIDE AND SMALL ORNATE LAKE  
 IN ABOUT 4 ACRES





## SITUATION

The Old Rectory is approached by a long sweeping drive through parkland which lies between the Church and the former Rectory. Nestled in about 4 acres, The Old Rectory is located in the heart of this small village just over a mile from the County town of Hertford. This historic town is just 22 miles from central London. Hertingfordbury benefits from good access to London by train and road. The County town has benefitted from the rejuvenation of its commercial and retail centre and offers good shopping, entertainment, restaurant and leisure facilities. In addition there are several out of town retail parks such as Brookfield Centre just down the A10.

The area is served by good schools including Heath Mount, Haileybury, St Edmond's College and Bishops Stortford College. The area also offers good sporting facilities including East Hertfordshire Golf Club, Essendon Golf Club, Hanbury Manor Country Club, David Lloyd Leisure and Cannons Health Club. There are a number of historic houses and gardens open to the public and the performing arts thrive locally.

## ACCOMMODATION

The interior of the house is both spacious and flexible. The accommodation extends to approximately 6,080 sq ft and is arranged over three floors with a cellar running under part of the house. The entrance hall has polished wood parquet floors with detailed wood panelled walls, which were part of the early 20th century refurbishment. The Tudor arch has carved corbels, which are believed to represent Gog and Magog. The polished oak staircase at the far end of the hall has open stairs barleysugar twist on urn banisters and moulded handrails on one single length of timber.

The dining room, like each of the ground floor reception rooms has a polished wood floor and a fireplace with marble slips and an elaborate mantelpiece with putti, scrollwork and grotesques. The sitting room has a 19th century coved cornice with a Greek key design and substantial fireplace with overmantel and gas point. The panelling is believed to have come from Essendon Place and is part of the 1930's alterations. The drawing room also has a polished wooden floor and runs along the south front, has a similar ceiling to that of the sitting room and an elegant Adam style fireplace. Set into the west outside wall are two 'porthole' windows set with fisheye observation lens glass thought to come from the First World War; similar windows can also be found in the entrance porch. The study completes the ground floor reception rooms. Off the main hall are a cloakroom with separate w.c.

The kitchen measures a total of 683 sq ft and provides ample space for comfortable family living. The entirety of the floor is basalt. The kitchen benefits from two islands: one with a walnut wood table top finish and the other with a marble finish. The rest of the kitchen surfaces are marble too. The cooking appliances consist of professional Wolf 6 hob and oven as well as a four door Aga. There is ample storage space in the kitchen.

The first floor accommodation all leads off a wide landing with polished wood floor. The eastern end has a master suite, dressing room and luxury bathroom with his and hers basins, bath and walk-in shower. There are a further 4 double bedrooms, one bathroom and one shower room. Secondary stairs lead up to a further double bedroom and separate dressing area. A drop down ladder provides access to an attic room which would originally have been the staff accommodation.

Outside is a separate annex with its own kitchen and shower room. There is a newly built wooden outbuilding which is currently used as a gym.

The other buildings are a gardener's w.c. and a gardeners shed.











## GARDENS & GROUNDS

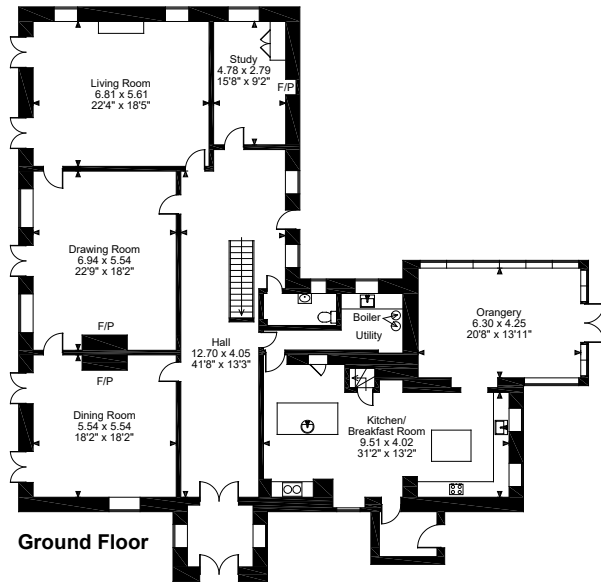
The historic parkland setting may have benefitted from some planting undertaken for the Panshanger estate in the 1790's when Humphrey Repton was known to have worked on the landscaping of the estate. The ancient beech trees beside the river have certainly been attributed to Repton. The grounds of The Old Rectory vary from the formal parkland setting one first encounters to the wonderful planting of island beds full of mature shrubs which act as the most perfect framing to the house to the delightful large pond and island with folly. The south terrace which runs the full length of the house is bordered by a lavender bed complementing the architecture of the house and stone steps lead down to the front lawn. On the north side of the house is the smaller terrace, the planting here leads the eye down towards the riverbank and the clear chalk stream of the Mimram.



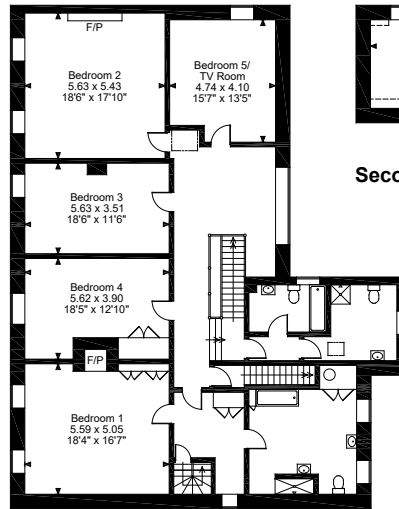


# THE OLD RECTORY, HERTINGFORDBURY

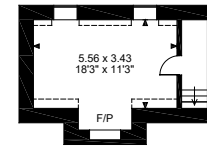
Total gross internal area = 6,730 sq ft / 626 sq m



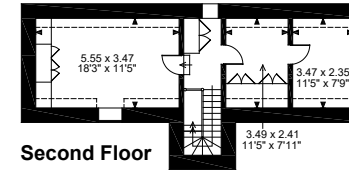
Ground Floor



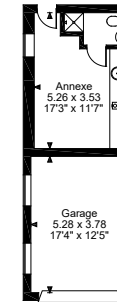
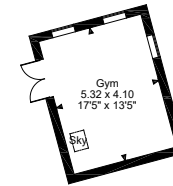
First Floor



Second Floor



Second Floor



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## SERVICES

Mains water and electricity, Private drainage, Gas fired central heating, Wifi

## PLANNING AND LISTED BUILDINGS

The Old Rectory is within a Conservation Area. The house is Grade II listed

## LOCAL AUTHORITY

East Hertfordshire District Council

## VIEWING

Strictly by prior appointment with the sole agents Savills.

## DIRECTIONS

From the M25 leave the motorway at Junction 25 and take the A10 towards Hertford. After approximately 8.7 miles turn left onto the A414 towards Hertford. Continue on the A414 travelling west and bypass the centre of Hertford. Pass under the large brick viaduct, straight over the next roundabout and take the first exit as the next roundabout sign-posted for Hertingfordbury. Continue up St Mary's Lane keeping the White Horse Hotel on your right. Shortly after the road fork, take the narrow left hand fork and the entrance to The Old Rectory will be found on the left hand side shortly before the church. Turn up the drive, pass the first house on your left and The Old Rectory will be seen across the lawn on the left hand side. Follow the drive around to the left, over a small bridge and into the parking area in front on the house.



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Photos taken June 2016 Brochure produced March 2017