



An Entire Wing of Bayfordbury Mansion

Over 4900 Sq Ft

Five Bedrooms, Five Receptions, Four Bathrooms

A Private Garden & 12 Acres of Communal Land

Gated Private Courtyard and Three Garages

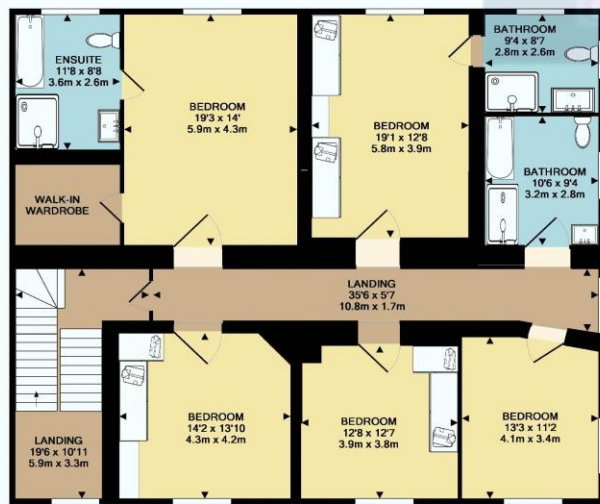
Share of Freehold - Annual Charges to Contribute to The Mansion Block Maintenance



5 Bayfordbury Mansion
Hertford, SG13 8RE

**Offers in Excess of
£2,000,000**

A rare opportunity to purchase an entire wing of this beautifully presented mansion house, just on the outskirts of Hertford. Just five dwellings occupy the mansion in total. Covering over 4900 square foot the house offers five receptions, a large kitchen/diner, five double bedrooms, four bathrooms, a W.C and utility room. The family home offers a private gated drive/courtyard to the side of the house with a single garage. A further double garage is included within the sale. To the rear of the house is a private garden with views over the estate. There is a further twelve acres of communal land which is maintained within the share of freehold arrangement. All the rooms are well proportioned and the majority offer high ceilings and views of the estate which originally dates back to 1762. The estate is privately gated and is within driving/cycling distance to both Hertford train lines and Bayford. Viewings are strictly by appointment only



THOMAS
CHILD &
ESTATE AGENTS

GROUND FLOOR
APPROX. FLOOR
AREA 3089 SQ.FT.
(285.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 4965 SQ.FT. (461.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
APPROX. FLOOR
AREA 1897 SQ.FT.
(176.2 SQ.M.)





MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.