

AVAILABLE TO RENT

Stapleford Place Farmhouse, 55 High Road, Stapleford, Hertfordshire, SG14 3NW

£4,000 per calendar month



The Property

- Grade II Listed Family Residence
- Private Gardens Extending to 0.5 Acre
- 3 Reception Rooms
- Ample Outbuildings
- 5 Double Bedrooms
- Council tax band E

Stapleford Place Farmhouse is an attractive Grade II Listed detached residence of immense charm, located within the highly regarded village of Stapleford and surrounded by extensive countryside.

Sympathetically presented in consideration to its historic character, the Woodhall Estate is pleased to offer the opportunity to rent this wonderful, well-appointed family residence, which comprises:

Entrance hall, sitting room with period fireplace and wood-burning stove, drawing room with open fire, dining room, rear galleried hall/landing, fitted kitchen with high beamed ceiling, utility room, cloakroom. First floor landing, master bedroom with large en-suite bathroom, two further double bedrooms, family bathroom. Second floor landing, two double bedrooms, WC.

The gardens, with a historic wall to the west boundary and picturesque countryside views to the east, extend to approximately half an acre. The entrance leads into shingled areas, which provide ample parking. Characterful outbuildings include one barn, split in to two areas, and a granary; all providing substantial additional space.

The Place

Stapleford is a highly regarded village, being ideal for families, offering a popular primary school, community play areas and sports field, church, village hall and extensive access throughout the surrounding countryside.

The historic county town of Hertford is within 3 miles and provides a range of shopping, education, and recreational facilities.

For the commuter, the property is well located for access to the A1 (M) and A10, linking further to major road networks. Mainline railway stations of Hertford (3 miles), Welwyn North (6 miles) and Stevenage (8 miles) are easily accessible, as are both Luton and Stansted airports.

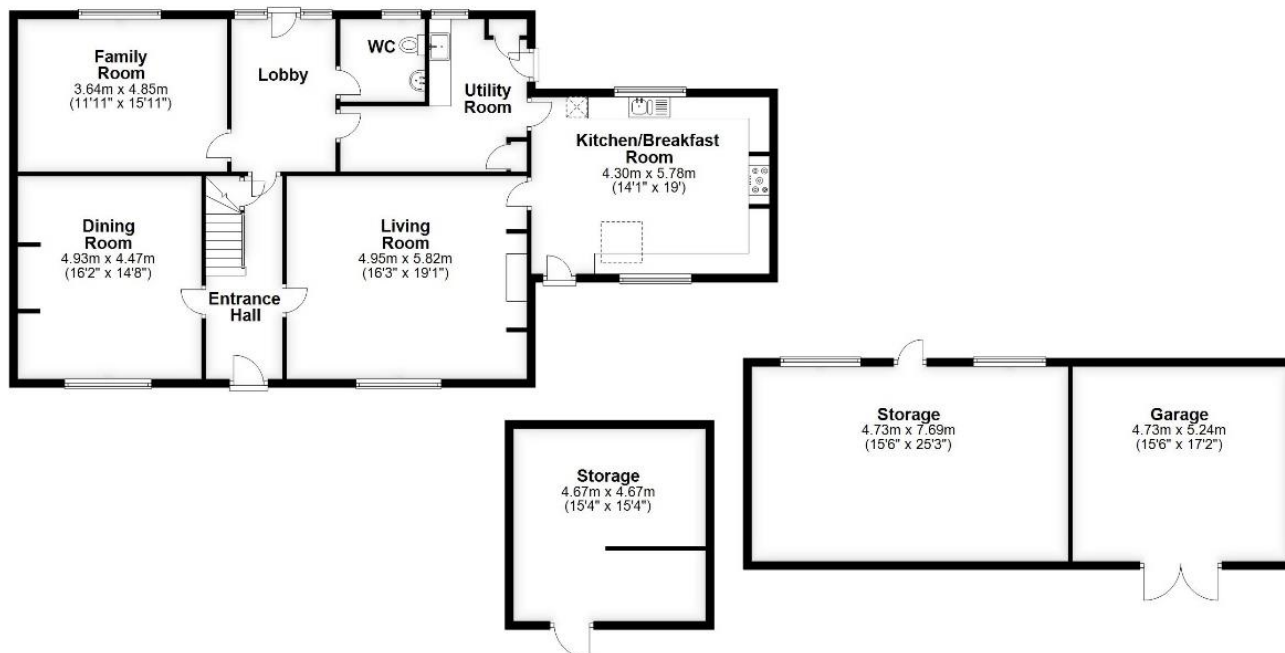
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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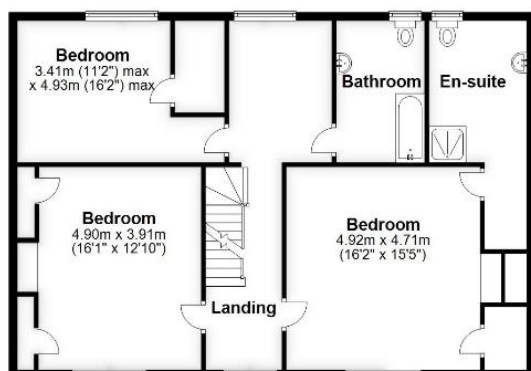
Ground Floor

Approx. 215.6 sq. metres (2321.0 sq. feet)



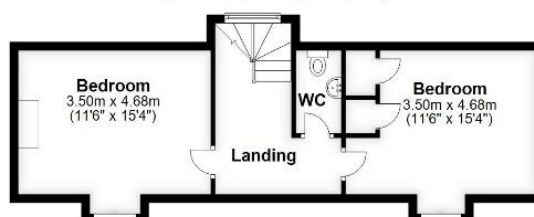
First Floor

Approx. 104.8 sq. metres (1127.5 sq. feet)



Second Floor

Approx. 47.8 sq. metres (514.9 sq. feet)



Total area: approx. 368.2 sq. metres (3963.4 sq. feet)

To enquire or arrange a viewing, please contact the **Woodhall Estate Office on 01920 830286** or visit our website www.woodhallestate.co.uk

VIEWINGS ARE STRICTLY BY APPOINTMENT and currently restricted to a maximum of two people from the same household.

Important notice: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.