

# Jonathan Hunt

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## Highfield Lodge Wellpond Green, Standon, SG11 1NW

**£1,600,000**

FOR THE EXTENDED FAMILY, 3000 SQ FT DETACHED WITH 1600 SQ FT DETACHED ANNEXE....Located in the desirable hamlet of Wellpond Green, this Georgian style detached home provides the ideal proposition for those seeking a large annexe to house extended family or those looking to work from home with a few employee's. The 1600 Sq ft Annexe is a 3 bedroom detached chalet house with lounge, kitchen and bathroom. The main house is offered in excellent decorative order and provides flowing and (due to its Georgian style) bright accommodation to include 20ft Drawing Room, 20ft Sitting Room, Conservatory, study, 23ft Kitchen/Breakfast Room, separate utility room, cloakroom and entrance hall. To the first floor the property provides 5 spacious bedrooms and 3 bath/shower rooms. The property sits on a plot of 0.5 of an acre with expansive lawns with flower beds, driveway for several cars and a double garage. Wellpond Green is well placed for the town of Bishops Stortford with its fast and frequent service to London Liverpool St. The private schools of St Edmunds College and Bishops Stortford College are both within a 15 minutes drive.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# Highfield Lodge Wellpond Green, Standon, SG11 1NW

**RECEPTION HALL**



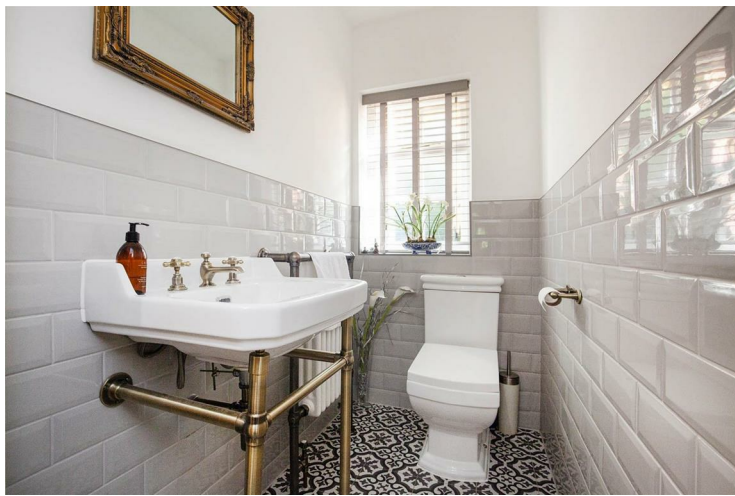
**DRAWING ROOM 19'1" x 17'11" (5.84 x 5.48)**



**SITTING ROOM 20'3" x 19'1" (6.19 x 5.84)**



**DOWNSTAIRS CLOAKROOM**



**CONSERVATORY 15'1" x 11'6" (4.6 x 3.52)**



**OFFICE 9'9" x 8'2" (2.99 x 2.49)**



**KITCHEN/BREAKFAST ROOM 19'7" x 16'7" (5.97 x 5.06)**



**UTILITY ROOM 9'9" x 6'6" (2.99 x 1.99)**

# Highfield Lodge Wellpond Green, Standon, SG11 1NW

**MASTER BEDROOM 22'9" x 19'1" (6.95 x 5.84)**



**BEDROOM 4 14'6" x 9'9" (4.43 x 2.98)**



**ENSUITE BATHROOM 14'6" x 9'9" (4.43 x 2.98)**

**SHOWER ROOM**

**BEDROOM 2 19'1" x 16'3" (5.84 x 4.97)**



**BEDROOM 3 13'4" x 12'5" (4.07 x 3.8)**



**BEDROOM 5 9'10" x 9'9" (3.02 x 2.99)**



# Highfield Lodge Wellpond Green, Standon, SG11 1NW

## FAMILY BATHROOM



## ANNEXE BEDROOM 1 13'7" x 13'2" (4.16 x 4.03)



## ANNEXE



## ANNEXE BEDROOM 2 11'2" x 11'1" (3.41 x 3.39)

## ANNEXE BEDROOM 3 15'0" x 11'2" (4.59 x 3.41)

## ANNEXE BEDROOM 4/STUDY 11'7" x 8'11" (3.54 x 2.73)



## ANNEXE SITTING ROOM 27'7" x 16'4" (8.43 x 5)

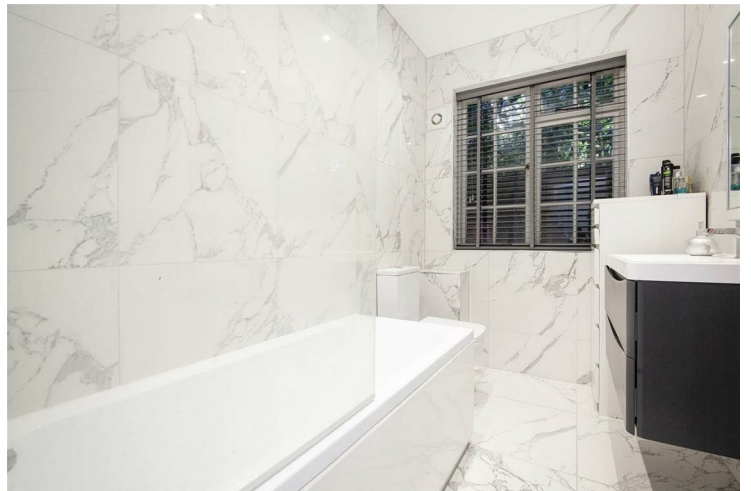


## ANNEXE KITCHEN 14'0" x 12'5" (4.29 x 3.81)



## GARAGE 20'1" x 18'5" (6.13 x 5.63)

## ANNEXE BATHROOM (GROUND FLOOR)



# Highfield Lodge Wellpond Green, Standon, SG11 1NW

## GARDENS



## DRIVEWAY



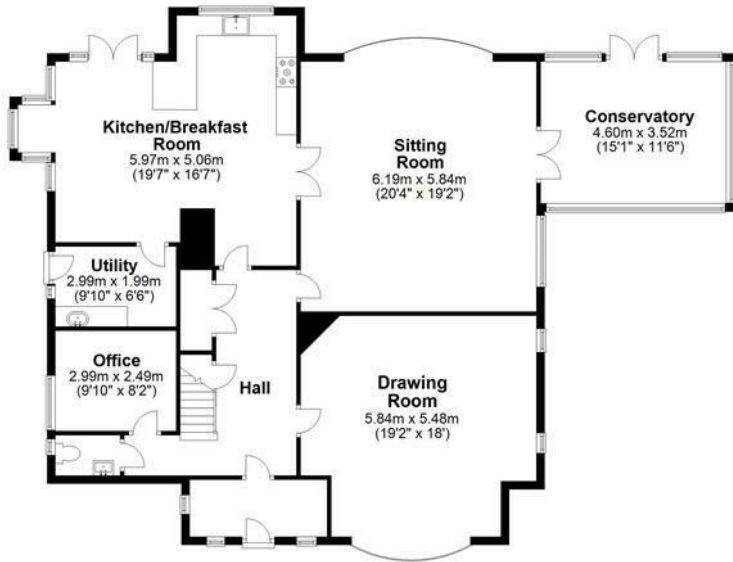
## COUNCIL TAX BAND - H



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

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

**GROUND FLOOR**  
1670 sq.ft. (155.1 sq.m.) approx.

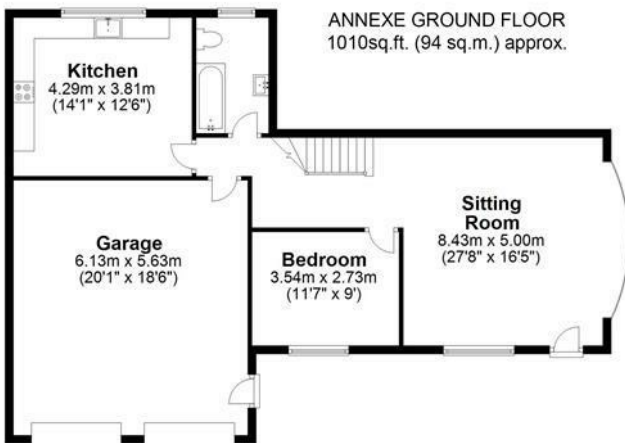


**FIRST FLOOR**  
1355 sq.ft. (125.8sq.m.) approx.



**TOTAL FLOOR AREA: 4686 sq.ft. (435 sq.m.) approx.**  
Made with Metropix © 2024

**ANNEXE GROUND FLOOR**  
1010sq.ft. (94 sq.m.) approx.



**ANNEXE FIRST FLOOR**  
651sq.ft. (60.5 sq.m.) approx.

