



Jonathan Hunt
— ESTATE AGENCY —

Meadows, 73 Downfield Road
Hertford Heath, Hertford, Hertfordshire, SG13 7SA



SUNRISE & SUNSET WITH PANORAMIC VIEWS IN ALL DIRECTIONS

Asking Price: £2,500,000

Close to Hertford Heath Village and Haileybury College on the highest ground in the local area with views for miles in all directions this beautifully refurbished 5 Bedroom Edwardian Detached House on a plot of approx. 3.7 acres with a Detached 2 Bedroom Annexe in the garden, Pool House/Gym, and a field with a stable block, currently used for grazing sheep.

The house was subject to a complete refurbishment programme in 2015 and has since been improved by the current owners who have added an impressive 'Oak Framed Garden Room'.

To the ground floor the house provides a traditional Reception Hall, with access to a Study/Snug room with fireplace, formal Living Room with fireplace, open plan Kitchen/Breakfast Room with Island (leading onto the Oak Framed Garden Room), and a separate Utility Room. Lovely views from all bedrooms with 3 to the first floor with a magnificent Master Bedroom Suite with Separate Dressing Room, to the second Floor are 2 further Double Bedrooms and a shower room with sunrise to the front and sunset to the rear.

Externally the generous garden is laid mostly to lawn with an internal drive providing access to the well equipped Detached 2 Bedroom Annexe which could provide additional income, a detached pool house/gym and the stables and field. The location of the property provides the perfect mix of country living with amenities close at hand with Haileybury College, Hertford and the A10 all within a 5 minute drive.



Kitchen



Oak Framed Garden Room



Other Ground Floor Images



Living Room



Master Suite



En Suite



Bedrooms



Family Bathroom



Rear Garden



Pool House / Gym

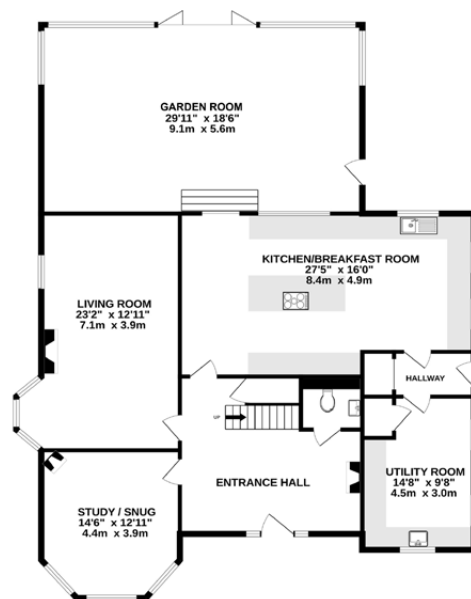




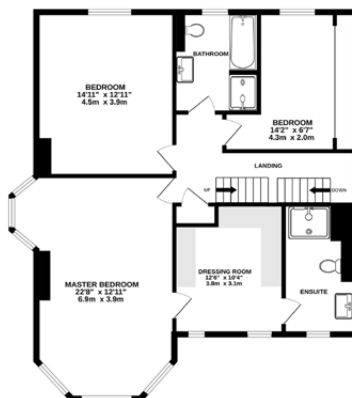


Stables

GROUND FLOOR
1897 sq.ft. (176.2 sq.m.) approx.



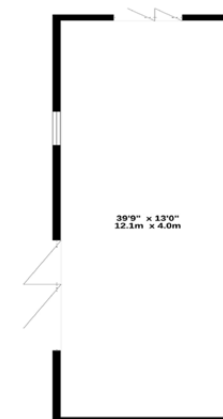
1ST FLOOR
994 sq.ft. (92.4 sq.m.) approx.



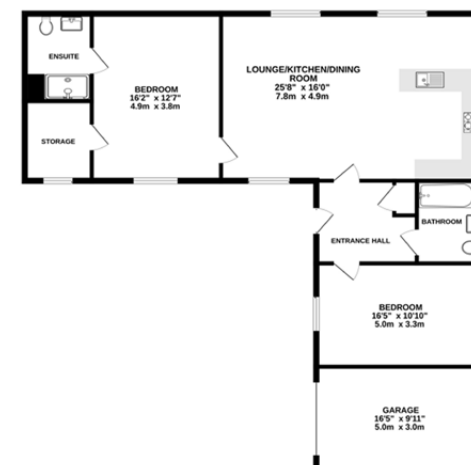
2ND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



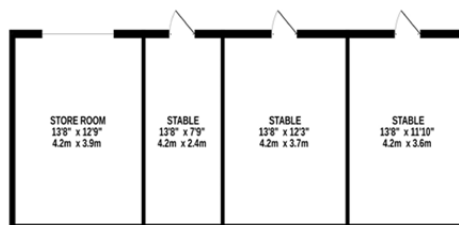
GYM/ INDOOR SWIMMING
POOL
516 sq.ft. (48.0 sq.m.) approx.



ANNEXE
1177 sq.ft. (109.4 sq.m.) approx.



STABLES
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 6195sq.ft. (575.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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Transport: Hertford East Train Station (London Liverpool Street) – 2.2 miles
A10 - 0.6 miles

Council Tax: Band G

Local Authority: East Hertfordshire Council

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Further Information



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