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Ashbourne Perry Green, Much Hadham, SG10 6EH



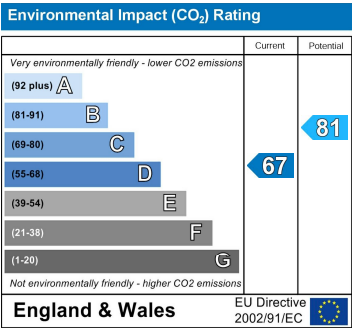
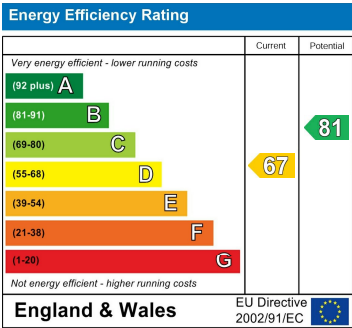
Price Guide £1,795,000

Buntingford Branch - Company No. 10303541 VAT No. 10303541

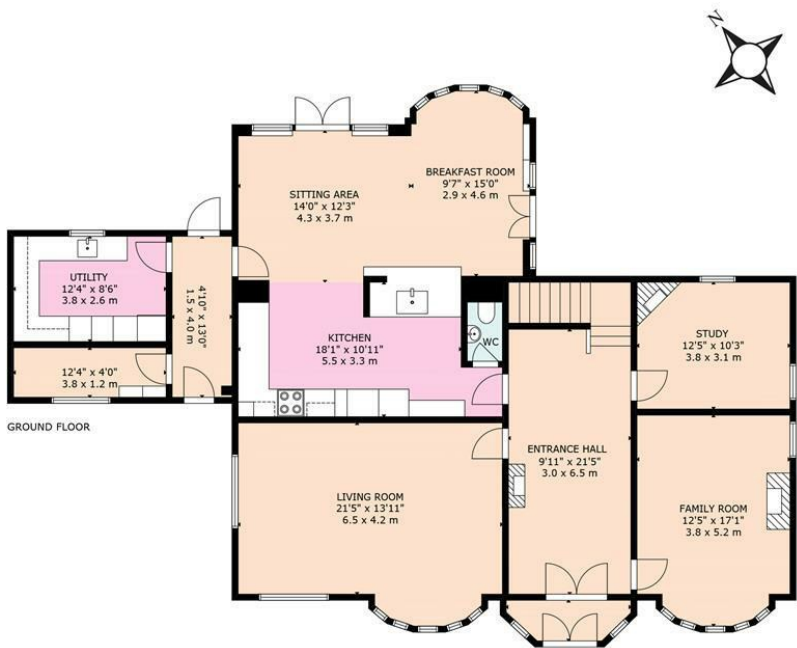
Ware Branch - Company No. 4759215 VAT No. 700174975

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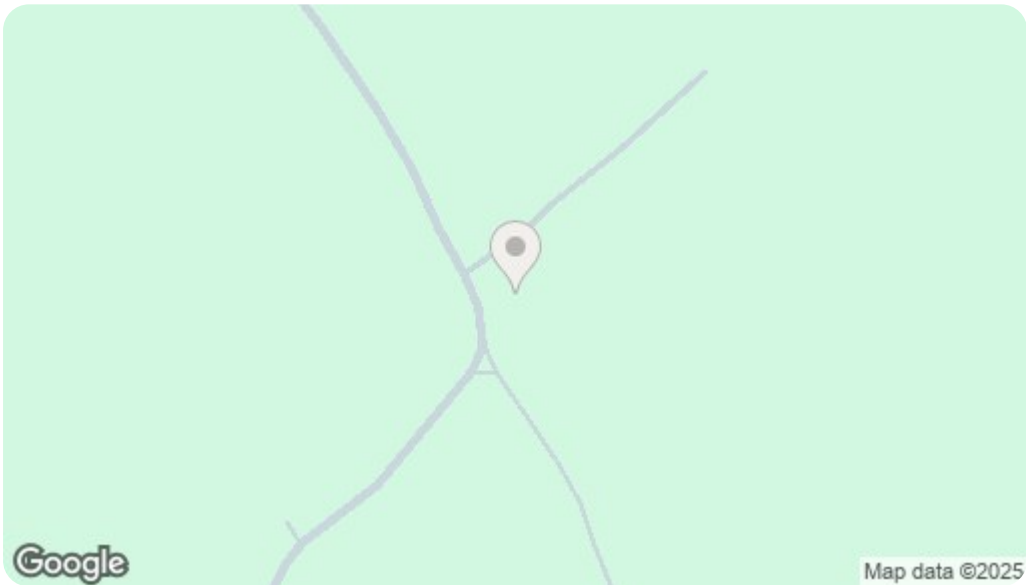
1930's COUNTRY HOUSE IN PREMIER HAMLET LOCATIONThis property ranks highly for 'quality of living'. Centrally positioned on its own private 0.63 acre plot amidst immaculate Hertfordshire countryside this attractive home is located in the desirable and very peaceful hamlet of Perry Green neighbouring Much Hadham. The property which has been the subject of significant improvements by the current owners offers superb family accommodation of almost 3000 square feet with open-plan flowing reception areas to the ground floor and 5 bedrooms with en-suite to the master to the first floor. The house provides country views from all aspects and the landscaped gardens are a delight to behold with mature established planting, a heated swimming pool and a sweeping carriage driveway. Perry Green is famous for the sculptor 'Henry Moore' and is just a 10/15 minute drive to Bishops Stortford with its fast and frequent rail service to London Liverpool Street station. There are also numerous highly regarded schools in the area both private and state.



ASHBOURNE, PERRY GREEN
Total Approximate Internal Area (Main House): 268m sq/ 2883 sq ft



EXCLUDED AREAS: GARAGE: 36 m²/389 sq.ft, GARDEN ROOM: 19 m²/203 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	67	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		81
	67	
EU Directive 2002/91/EC		
England & Wales		