



**Oliver  
Minton**  
*Sales & Lettings*

**8 Woodland Grove,  
Waterford Hertford**  
Herts SG14 3FQ  
**Price Guide £895,000**

This striking contemporary home forms part of an exceptional development of just eight detached properties, demonstrating the cutting-edge of greener living with modern luxury. This is a net-zero carbon home, designed to meet the maximum five-star rating under the 'Home Quality Mark'. This house encompasses the best of both worlds, surrounded by local wildlife and the Waterford Heath Nature Reserve whilst being just a few minutes drive from the county town of Hertford with its regarded schools for all ages, shopping, leisure facilities, pubs and restaurants and great public transport.





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## Accommodation

Front door opening to:

### Reception Hall 2.84m x 2.76m (9'3" x 9'0")

Spacious reception hall with stairs rising to first floor. Engineered oak floor. Door to:

### Guest Cloakroom/W.C

Contemporary white suite: Low level w.c. with concealed cistern. Vanity wash hand basin. with mixer tap. Large, inset wall mounted mirror. Chrome heated towel rail. Complementary tiling to walls and floor.

### Superb Open Plan Living/Dining/Kitchen Space 7.50m x 6.0m overall (24'7" x 19'8" overall)

An impressive, large open plan space with no dividing walls, blending cooking with dining, entertaining and family life. This is the real heart of the home and is cleverly designed to enable each area to function with defined and different uses. A lovely bright triple aspect room with a large multi-window, walk-in bay to the front, side windows and wide bi-folding doors opening the rear garden. Engineered wood flooring features throughout. Under stairs storage cupboard.

### Kitchen Area

Beautifully fitted 'Ital Living' contemporary kitchen featuring clean lines and incorporating a range of cabinets with Quartz work surfaces and matching up-risers. A matching peninsular breakfast bar sub-divides the space with over counter lighting. Integrated appliances include a dishwasher and fridge freezer. There is also a built-in 'Smeg' oven with warming drawer, additional combination oven/microwave and matching induction hob with downdraft extractor. Inset 'Franke' stainless steel sink with window above, overlooking the rear garden. Matching double doors open and cleverly conceal the entrance to the separate utility room.

### Utility Room 2.47m x 2.00m (8'1" x 6'6")

Fitted with a range of base units with complementary work surfaces and inset stainless steel sink and drainer. Water softener. Spaces and plumbing for washing machine and tumble dryer. Plenty of space for further storage. Tiled floor. Door to outside.

### First Floor

Large landing with loft access hatch. Loft has pull down ladder, is part boarded with light connected. Cupboard housing 'Ecodan' hot water tank and heating controls.

### Principal Bedroom 4.28m x 2.84m (14'0" x 9'3")

Wide double doors opening to a glazed Juliette style balcony overlooking the back garden and the countryside beyond. Bespoke full height shutter blinds. Sliding door opening to:

### En-Suite Shower Room

Large shower cubicle with glazed self-close door. Vanity wash hand basin with drawer unit below. Low level w.c. with concealed cistern. Chrome heated towel rail. Shaver point. Complementary porcelain tiling to walls and floor. Frosted window.

### Bedroom Two 3.91m x 2.85m (12'9" x 9'4")

Wide double doors opening to a glazed Juliette style balcony overlooking the back garden and the countryside beyond. Bespoke full height shutter blinds. Range of built-in wardrobe cupboards to one wall.

### Bedroom Three 3.30m x 2.10m (10'9" x 6'10")

Measured up to a full bank of built-in wardrobe cupboards to one wall. Window to front aspect.

## Luxury Bathroom 3.27m x 2.10m (10'8" x 6'10")

Fitted with a tiled panel enclosed bath with mixer tap and hand held attachment. Walk-in shower with glazed screen. Low level w.c. with concealed cistern. Vanity wash hand basin with drawer unit below. Large wall mirror. Shaver point. Chrome heated towel rail. Complementary porcelain tiling to walls and floor. Frosted window.

## Exterior

To the front of the house there is an attractive open plan garden area and a paved driveway providing parking for three vehicles. There is a gated side access to the rear garden.

## Rear Garden

Landscaped rear garden that is family friendly, safe and fully enclosed. To the immediate rear of the property there is a paved terrace, with the remainder laid to lawn and planted borders. To one side of the house there is space for a timber garden shed, which is to remain. To the other side of the property there is an outside water tap and this is where the air source heat pump is sited.

## Specification and Services

Net-Zero Carbon Home that has been designed to meet the maximum 5\* Rating under the Home Quality Mark....EPC Band A

Engineered wood flooring for living, kitchen and hall.

Contemporary white sanitary ware with porcelain tiling to floors and walls in bathroom areas.

Aluminium energy efficient doors and windows.

Bespoke fitted shutter blinds to all windows (fitted by current owner)

Underfloor heating throughout with controlled zones

Air source heat pump for heating and hot water.

PV solar panels.

Low energy LED lighting

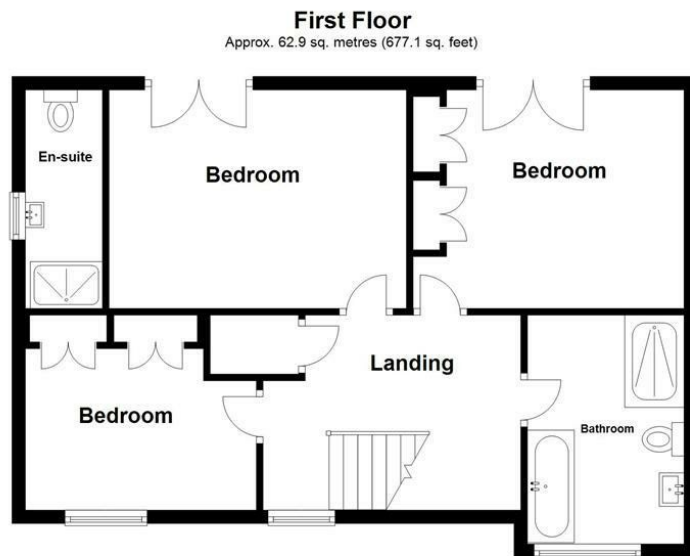
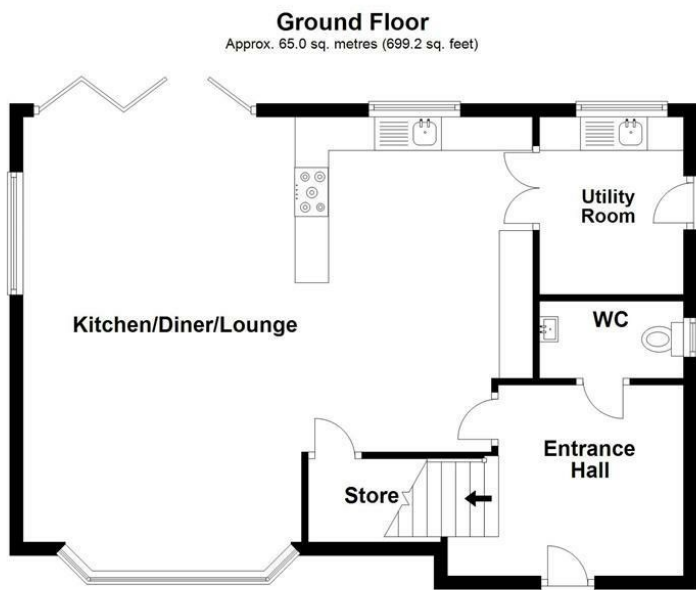
Outside lighting

Electric car charging point

Mains drainage. Electricity

Broadband & mobile phone coverage can be checked at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>





Total area: approx. 127.9 sq. metres (1376.3 sq. feet)  
**Woodland Grove**

**MORTGAGE ADVICE**

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 412600. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

**Tenure:** Freehold

**Council Tax Band:** F

**Viewing Arrangements:**

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

**01920 412600**

**Email:** sales@oliverminton.com

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(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	

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