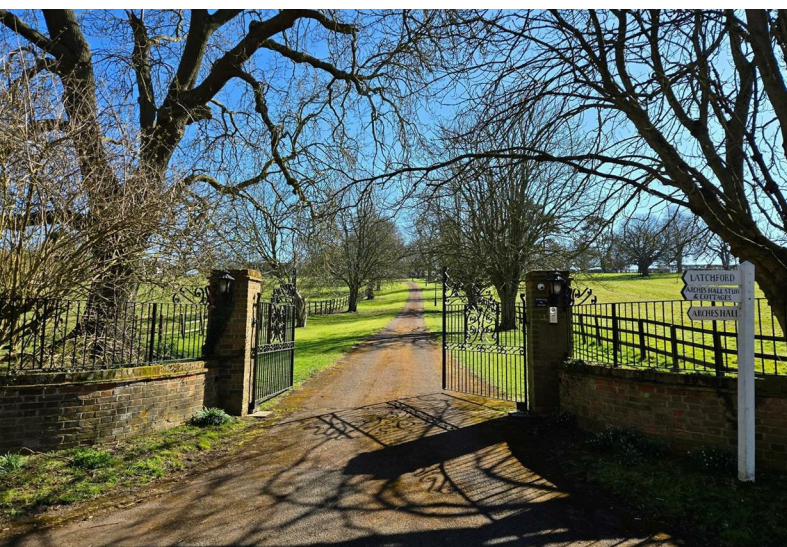




**Oliver
Minton**
Sales & Lettings

Arches Hall
Latchford, Standon
Herts SG11 1QY
Price Guide £2,500,000

Oliver Minton Village & Rural Homes are delighted to offer 'Arches Hall', a wonderful Victorian detached country house with stunning views over 11 acres. Superbly appointed and with stunning views over the beautiful Hertfordshire countryside, the 4000 sq ft house dates back to the mid 19th century, with subsequent additions and is in a prominent position overlooking its own land with a stunning tree-lined, long driveway approach from automated electric gates, bordered by post and rail paddocks either side. The property is offered 'CHAIN FREE'.





ARCHES HALL

Arches Hall is an impressive late Victorian detached house, dating back to the 1850's. It is built of brick elevations, under a slate roof. The house features a charming facade with large bay windows that provide ample natural light from the south and west facing aspects. Inside, there is a well-proportioned main reception hall running almost the entire length of the house, along with an impressive staircase. To the side of the house is a large Kitchen/breakfast room with sitting area, to the front of the house. Both the dining and drawing rooms look out across the gardens. French windows in the large drawing room open to the garden, allowing for a seamless indoor-outdoor connection. The principal bedroom suite provides lovely views of the gardens and paddocks beyond, and the landing is adorned with feature roof lights and inset spotlights, creating a welcoming atmosphere. There is a guest bedroom with en suite bathroom, two further bedrooms, family bathroom and first floor study/sitting room. The garden is impressively manicured and includes mature trees and hedges, providing a tranquil and private, well-sheltered outdoor space. To the rear of the house there are stores and a workshop as well as two stables. There are paddocks either side of the drive, with two stables. About 11.19 acres.



SITUATION

Arches Hall is located at the end of a tranquil country lane and is on the edge of the peaceful hamlet of Latchford. Whilst in a rural setting the property is still well-positioned for the A10 which is approximately 2 miles away. With London just 25 miles away, commuting to the city is fast and convenient. The nearby towns of Bishop's Stortford, Ware, and Hertford are easily accessible, offering a range of amenities including excellent schools, shopping options and sporting facilities. The property is well-connected with fast trains running to London from Bishop's Stortford and Ware. From these stations, journey times to London Liverpool Street are around 45 minutes and 41 minutes respectively. For air travel, London Stansted Airport is conveniently located approximately 13.5 miles to the east, providing easy access to domestic and international destinations.

Location

London 25 miles | Newmarket 40 miles | Cambridge 26 miles | Hertford North 8 miles (Trains to London Liverpool Street from 49 minutes)
Bishop's Stortford 9 miles | London Stansted 13.5 miles
(Distances and times are approximate)

ACCOMMODATION

Stylish and well presented accommodation adding up to just over 4000 sq ft, featuring particularly eye-catching large sash windows, comprises: entrance vestibule, attractive Hallway, Rear Hall and Porch, Boot Room, Cloakroom, Laundry Room, Drawing Room, Dining Room, open-plan Kitchen/Breakfast Room, Sitting Room, Principal Bedroom with En-Suite Bathroom, 4 further double bedrooms (2 with en-suite facilities), large Study/Bedroom 5, Family Bathroom.

GENERAL REMARKS AND STIPULATIONS

TENURE

The property will be offered for sale with vacant possession on completion.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way.

BOUNDARIES

The vendors and the vendors' agents will do their best to satisfy the ownership of the boundary hedges, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries. Should the property be sold in lots then the selling agents will stipulate boundary responsibility between the various parts.



SERVICES

A private borehole provides water to the property. Mains electricity. Private drainage systems. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>

PLANNING

- Arches Hall: 9/11/2023 – planning permission was granted for a single storey rear extension. Planning Ref: 3/21/2151/HH.
- Arches Hall: 30/10/2006 - change of use of existing foaling stables and stores into granny flat with sitting room extension and carport. Planning Ref: 3/06/2144/FP

LOCAL AUTHORITIES

East Hertfordshire District Council. Tel: 01279 655 261

Hertfordshire County Council. Tel: 01992 555 555

COUNCIL TAX BANDS

Arches Hall - H

EPC RATING

Arches Hall – F

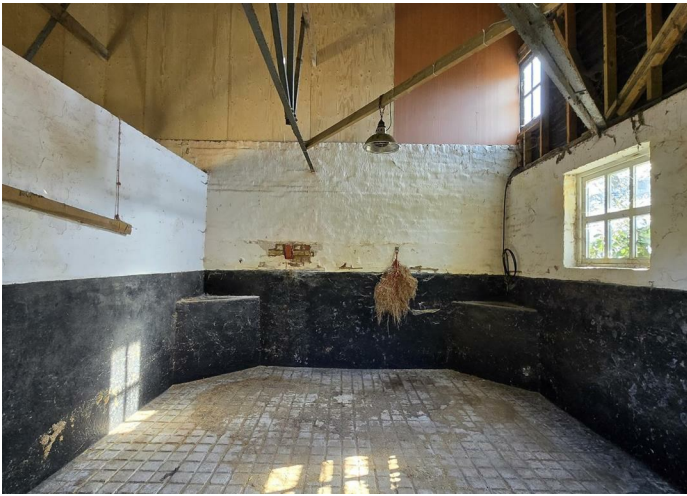
DIRECTIONS

Postcode: SG11 1QY

From London proceed north along the A10 past Ware and the villages of Thundridge, Wadesmill and High Cross, proceed for a further 0.5 miles before turning right (signed Barwick). Upon arriving at Barwick take the road to the left (signed Standon and Puckeridge) continue for about 0.75 miles and take the turning right (signed Latchford). Follow the road for about 0.5 miles and the entrance to Arches Hall can be found just over the bridge, through wrought iron gates. Alternatively, from Cambridge, proceed south along the A10 past Royston and Buntingford. At Puckeridge, take the second roundabout with the junction of the A120 and turn left in the direction of Standon. After approximately 0.5 miles turn right (signed Barwick) and proceed for about 1.25 miles before turning left (signed Latchford).

VIEWINGS

Strictly by appointment with Oliver Minton Village & Rural Homes, Puckeridge Office 01920 822999



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 822999. 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







Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Freehold

Council Tax Band: H

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.