

Oaklands Braughing Friars SG11





Oaklands

Braughing Friars, Ware

Bishop's Stortford 9 miles - (38 minutes to London Liverpool Street)

Ware 10 miles - (46 minutes to London Liverpool Street)

Broxbourne 16 miles - (28 minutes to London Liverpool Street)

Cambridge 32 miles

M11 (junction 8) 9 miles

Handsome Regency Gothic style villa in parkland setting

Entrance hall | Kitchen | Utility room | Snug/TV room | Morning room | Dining room | Drawing room | Cloakroom

Indoor leisure complex | Conservatory

Principal bedroom suite | Four further bedrooms (one with en suite) | Family bathroom | Galleried landing

Garage with above storage | Mature gardens

All in about 1.48 acres



Bishops Stortford
26 North Street, CM23 2LW

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Approached via a sweeping and meandering cherry tree-lined gravel driveway, this delightful period-style home was designed and built for the current owners around 25 years ago. Cleverly blending modern and traditional architecture, there is great attention to detail including gothic arches, solid wood doors, bespoke radiators and period fireplaces.

On entering the property, the reception hallway features a central stock-brick fireplace with an inset gas fire and solid oak staircase rising through the centre of the house providing galleried landings on each level. Double doors lead from the hallway into the kitchen, snug, morning room and utility on the right and the dining room and drawing room to the left.



This pretty and historic Hertfordshire village benefits from three highly regarded public houses, a church and a primary school.







On the first floor, a galleried landing gives access to four bedrooms and additional landing area overlooking the pool. The triple aspect master suite has far-reaching views, a walk through dressing room area and large en suite bathroom. Currently used as an office, a fifth bedroom (The Bridge Room) occupies the top floor of the house.

Expanding across the full rear width of the house is an exceptional vaulted leisure complex with indoor pool, fully tiled surround and a raised and inset spa bath. The space has an abundance of natural light and doors open onto the gardens, as well as a sunroom, with potential for use as a gymnasium.





Gardens & Grounds

Outside a large garage with electric up and over doors has ample storage space offering potential for conversion into a self-contained annexe, home office or studio (subject to planning permission). The beautifully maintained gardens and grounds extend to around 1.48 acres and include a large pond with fountain, mature trees and shrubs and a Virginia creeper covered seating area with views across the countryside.

Directions, SG11 2NR

From Bishop's Stortford take the A120 west towards Standon. Turn right onto Horse Cross and continue until you reach a t-junction in Braughing, turn right onto Ford Street and veer right again to The Street. Continue past the Axe & Compasses turning right onto Friars Road. Oaklands can be found towards the end of the road on the left hand side.

Services

LPG central heating system, mains electricity, mains water, BT fibre broadband

Schools

Albury Cof E Primary School, Little Hadham Primary School, Ralph Sadleir School, St Mary's Catholic School, Hockerill Anglo-European College, Hertfordshire & Essex High School, Heathmount, Bishop's Stortford College, Haileybury, St Edmunds.

Viewings

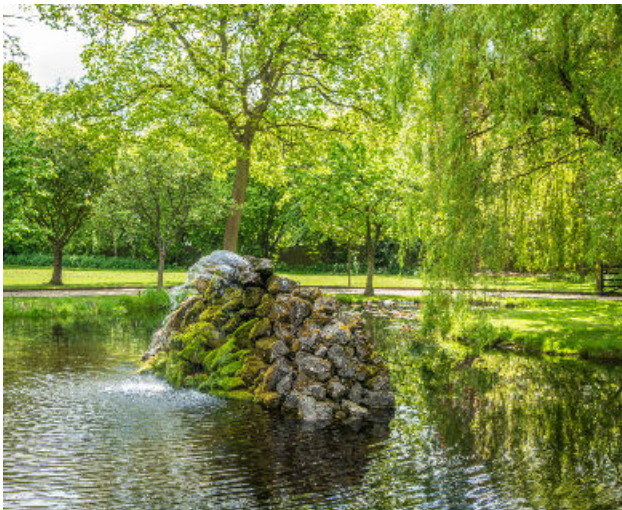
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Local Authority

East Hertfordshire District Council. Telephone 01279 460040. Council Tax Band G.

EPC Rating

F



Approximate Area = 392.1 sq m / 4220 sq ft (Excluding Void)
 Garage = 91.3 sq m / 983 sq ft
 Total = 483.4 sq m / 5203 sq ft
 Including Limited Use Area (19 sq m / 204 sq ft)
 For identification only. Not to scale.
 © Fourwalls



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I would be delighted to tell you more.

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Particulars dated April 2021. Photographs and videos dated 2020.

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