



Hadham Mill, Much Hadham, Hertfordshire

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A fine Grade II listed manor house set in beautifully maintained gardens and grounds.

## Summary of accommodation

### Ground Floor

Reception hall | Dining room | Drawing room | Sitting room | Study  
Kitchen/dining room | Utility | Pantry | Cloakroom

### First Floor

Principal bedroom suite | Three further bedrooms  
Two further bath/shower rooms

### Second Floor

Three further bedrooms (one with en suite shower room)  
Family bathroom

### Gardens and Grounds

Two bedroom annexe | Two car ports | Gym | Storage

All in about 3.5 acres



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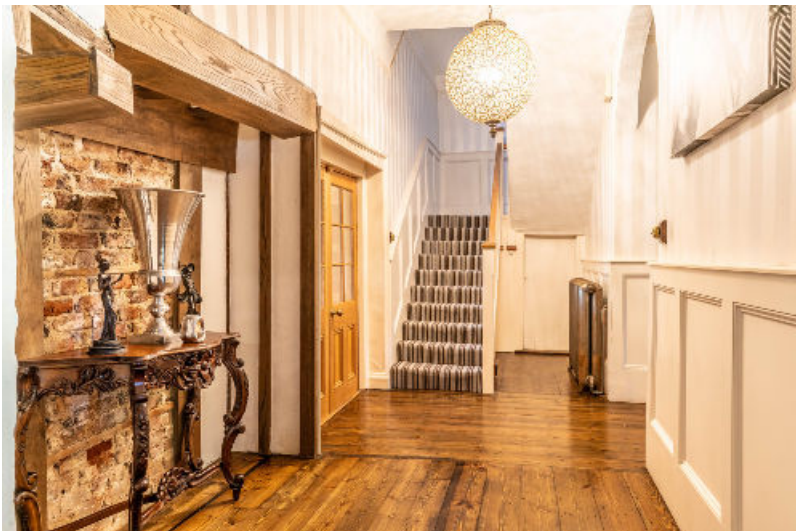
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## Hadham Mill

A fine period manor house dating back to the 17th Century, which the current owners have refurbished to an exceptional standard. This Grade II listed property includes four reception rooms, seven bedrooms and five bathrooms, many with period features and charming views over the manicured grounds. The house benefits from beautifully proportioned reception rooms, which include a large drawing room and dining room both with central fireplaces, as well as a magnificent panelled study and cosy sitting room. Of particular note is the kitchen/breakfast room, with vaulted ceiling, aga and central island, as well as French doors to outside. There is also a separate utility room and pantry.

The first floor gives access to four double bedrooms, including a large principal bedroom suite. The remaining bedrooms are served by an ensuite and a shared shower room. There are three further double bedrooms, one en suite and a family bathroom on the second floor.





## Situation

Much Hadham is a highly desirable East Hertfordshire village with a local store, public house, health centre, and the sought-after St Andrews primary school. The towns of Bishop's Stortford and Ware lie approximately 6 and 5 miles, respectively, providing a more comprehensive range of shopping and recreational facilities and a wide choice of schooling in both the state and private sectors. For the commuter, both towns have mainline stations providing regular services to London Liverpool Street. A wide choice of schooling is available in both the state and private sectors.





Delightful, well-proportioned rooms throughout

## Gardens and Grounds

The property sits on a beautiful 3.5 acre plot and includes a substantial car port, storage area, gym and a two bedroom annexe. A gated sweeping driveway leads to the front of the house with ample space for parking. More formal grounds lie to the south of the house, with charming views over the River Ash and beyond.

## Property Information

Postcode: SG10 6EY

Services: Mains electricity and water. Oil fired central heating. Private drainage.

Local Authority: East Hertfordshire District Council

Council Tax Band: F

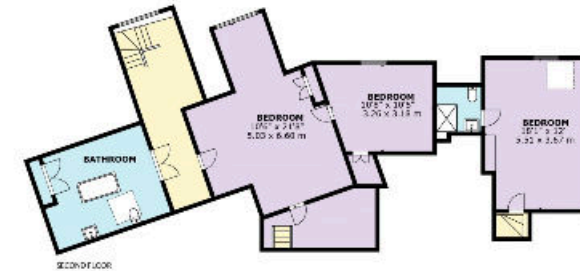
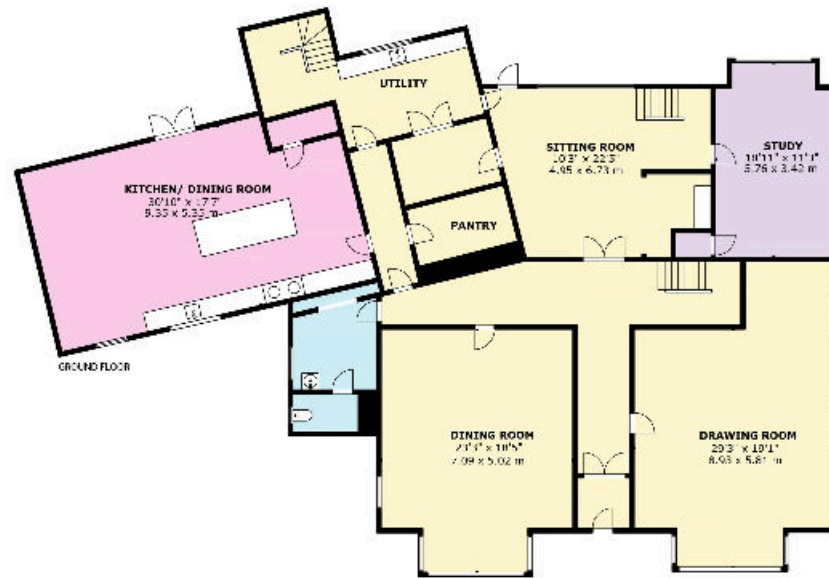
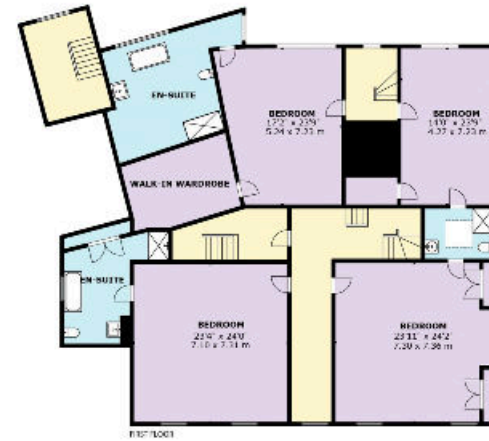
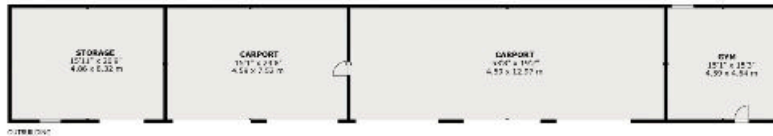
## Viewings

All viewings strictly by appointment with Knight Frank.



**Approximate Gross Internal Floor Area**  
**Main House and Annexe 762 sq m / 8207 sq ft**  
**Outbuilding 233 sq m / 2510 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2023. Photographs and videos dated October 2023.

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