



The Old Rectory, St. Andrew Street, Hertford



A fine Old Rectory, beautifully positioned in the heart of the town.

Accommodation

Entrance hall | Drawing room | Dining room | Sitting room | Family room | Study
Kitchen/breakfast room | Utility room

7 bedrooms | 3 bathrooms | 3 reception rooms

Beautiful mature gardens | Outbuildings | Extensive parking

Situation

The vibrant town of Hertford is renowned for its excellent choice of schools for all age groups, offering diverse educational opportunities. Sports and social requirements are well-catered for, with a comprehensive range of restaurants and bars. The town's charming centre provides a mix of high-street retailers, quaint boutiques, and local markets, offering residents an eclectic shopping experience. Hertford boasts excellent transport connections for the commuter, with frequent trains to London (from 40 minutes) and easy access to major road links.



The Property

The Old Rectory is a substantial Grade II listed townhouse, set in a secluded location at the end of its drive. The former rectory to St Andrews Church, situated to the rear, is believed to date back to the 18th century, with later additions. This architectural gem has seen enhancements through the ages, seamlessly blending original charm with contemporary comforts. The present owners have refurbished the property, creating a space that offers versatile living, highlighted by four well-proportioned reception rooms, each bathed in natural light and offering delightful views of the surrounding garden. An extensive kitchen/breakfast room, with access to the outdoors, is complemented by a convenient utility room and cloakroom complete with a shower. Upstairs, five expansive bedrooms offer sanctuary, accompanied by two bathrooms, with an additional two bedrooms on the second floor.

Well-maintained mature gardens envelop the property with several specimen trees and two outbuildings. Ample parking further enhances the appeal of this distinguished property.

Property information

Services: Mains gas, electricity and water. Mains drainage.

Tenure: Freehold.

Council Tax: Band G

EPC: E

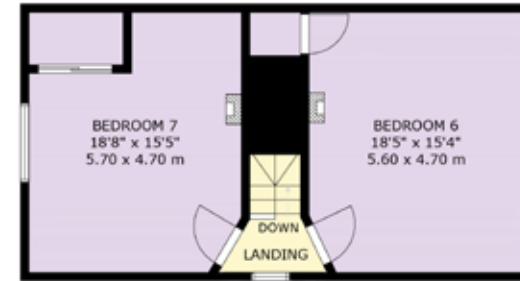
Viewing: Strictly by prior appointment with the Knight Frank, LLP



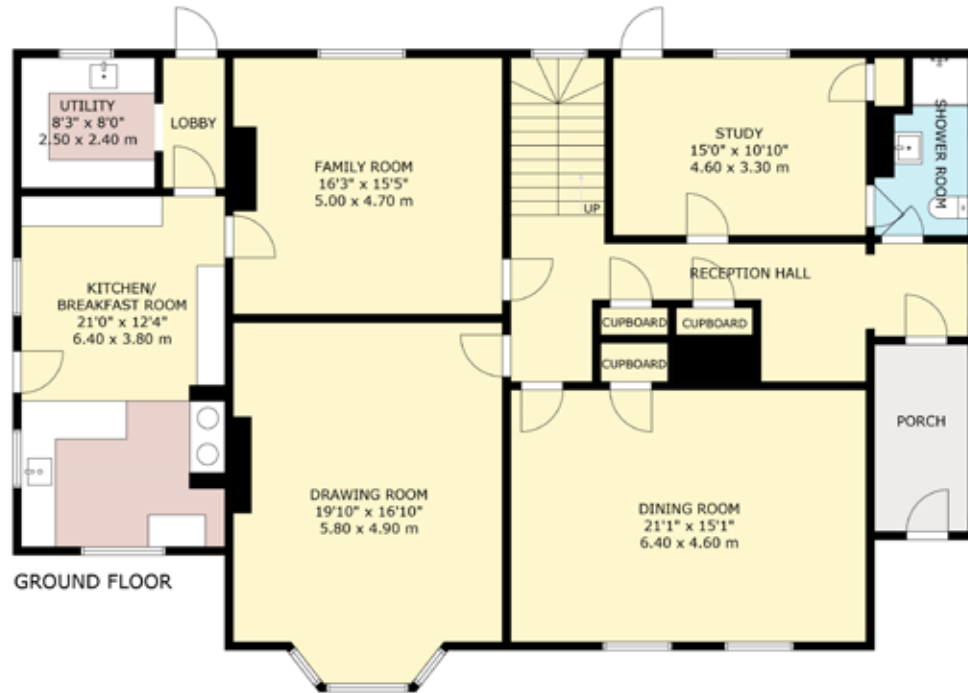


Total Area = 339 sq m / 3,650 sq ft

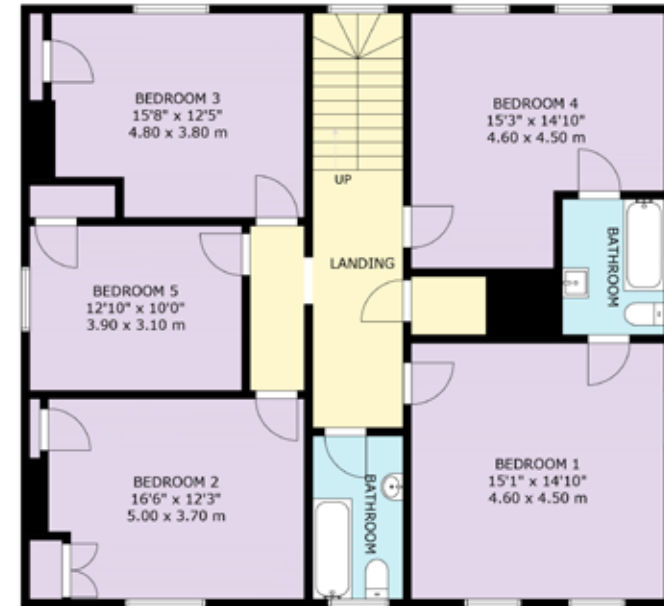
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Knight Frank Bishops Stortford
New Mead Barn, Wickham Hall
Hadham Road, Bishop's Stortford
CM23 1JG

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I would be delighted to tell you more

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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.

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Particulars dated [February 2024]. Photographs and videos dated [January 2024].

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