



**Elliot Heath**  
ESTATE AGENTS

**Gray's House 31 Ermine Street**  
Thundridge SG12 0SY

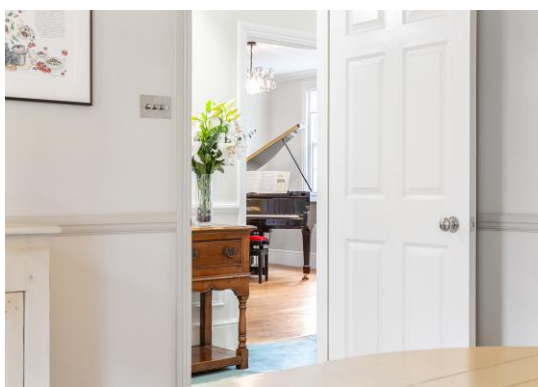
**Guide Price £1,650,000**



A handsome Georgian style family home offering versatile accommodation arranged over three floors including a lower ground floor level that provides very useful additional family space as well as the potential to be used as a one-bedroom basement apartment/office. Forming an integral part of Thundridge the property sits in the heart of the community of Ermine Street that is itself an attractive back water of the village. The accommodation comprises generous reception hall, lounge, music room, dining room, kitchen/breakfast room, lower ground floor comprising potential annexe, cloakroom, study, utility, family room/bedroom five, shower room, first floor, four bedrooms including the Master bedroom with en suite shower room, family bathroom/shower room. Outside there is gated access to a private gravel forecourt and garage facilities, mature west facing rear garden. The property is being offered with no onward chain.

#### LOCATION

The property is set in the heart of the village close to local amenities and access to some of Hertfordshire's best loved footpaths and bridleways. Thundridge has a local pub, village primary school and village hall, while the neighbouring hamlet of Wadesmill has another two pubs. Ware and Hertford are with 1 – 2 miles away and offer an excellent range of shops, schools and leisure facilities plus mainline railway stations serving London's Liverpool Street and Moorgate (Hertford). Independent schools of St Edmunds, Duncombe, Heath Mount and Haileybury are all close by. The area is also well connected by road, with the M11, A1(M) and M25 all within easy reach together with Stansted Airport (approximately 30 minutes' drive). East West routes of the A120, A414 and subsequently A1M are also close to hand.







## BRIEF HISTORY

Having been constructed approximately 33 years ago, Gray's was designed to reflect and sit comfortably within the site of an orchard to the neighbouring old vicarage. Careful attention was given to its frontage and façades to give the impression of a property that dates back many more centuries than its construction date.

## LOCAL AMENITIES

In close proximity to the property local amenities include the village store, Hanbury Manor Marriot Hotel and Country Club, East Herts Golf Club, St Mary's Church and two public houses.

## ACCOMMODATION

### ENTRANCE HALL

Front to rear hallway with stairs to lower and first floor levels, ornate plaster coving, part panelled walls, door to rear terrace and garden.

### LIVING ROOM 14' 9" x 15' 5" (4.49m x 4.70m)

Aspect to front, open fireplace with 'Clearview' wood burner, fitted bookcase, Oak flooring, fold back doors to:

### MUSIC ROOM 14' 10" x 15' 5" (4.52m x 4.70m)

Aspect to rear, built in bookcase, Oak flooring.

### DINING ROOM 14' 9" x 15' 5" (4.49m x 4.70m)

Aspect to front, open fireplace, Oak flooring.

### KITCHEN/BREAKFAST ROOM 14' 10" x 13' 2" (4.52m x 4.01m)

Well fitted and equipped with a good range of wall and base storage units complemented by granite work surfaces, breakfast bar and granite upstands and splash backs, Range Master extractor, Falcon dual fuel double range style oven, integrated dishwasher, and fridge/freezer.

## LOWER GROUND FLOOR

A perfect environment for office use or conversion to an annexe.

### HALLWAY

With doors to:

### CLOAKROOM

Dual flush wc, wash hand basin, tiled flooring, and surrounds.

### STUDY 8' 8" x 31' 2" (2.64m x 9.49m)

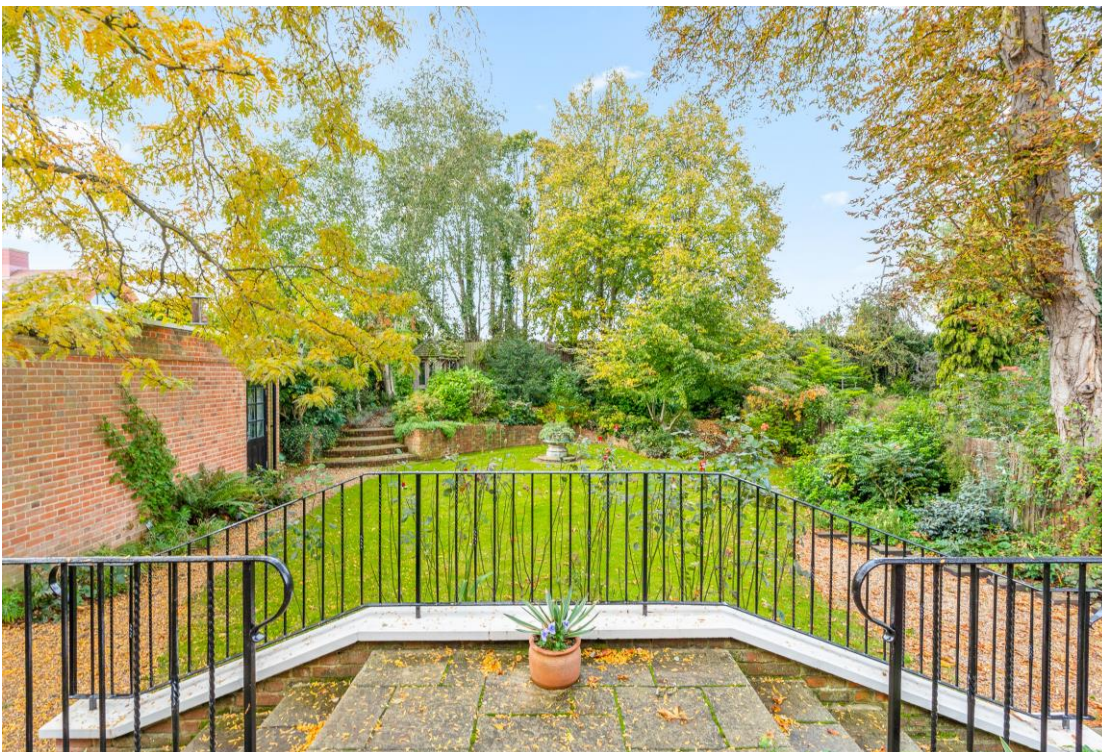
Window to side aspect.

### UTILITY 5' 3" x 9' 6" (1.60m x 2.89m)

Aspect to side, tiled floor, storage units, stainless steel sink unit. Boiler cupboard housing Valliant gas fired boiler, water softener.

## LOBBY

With doors to:





#### **FAMILY ROOM/ BEDROOM FIVE** 15' 3" x 13' 2" (4.64m x 4.01m)

Aspect to front.

#### **SHOWER ROOM**

Fully tiled, wall hung wash hand basin, shower cubicle, dual flush wc.

#### **GENEROUS FIRST FLOOR LANDING**

With doors to:

#### **MASTER BEDROOM** 14' 10" x 15' 0" (4.52m x 4.57m)

Aspect to front, fitted bedroom furniture, door to:

#### **EN SUITE SHOWER ROOM**

Fully tiled, shower cubicle, pedestal wash hand basin, low flush wc.

#### **BEDROOM TWO** 15' 4" x 13' 1" (4.67m x 3.98m)

Aspect to front.

#### **BEDROOM THREE** 14' 3" x 13' 1" (4.34m x 3.98m)

Aspect to rear.

#### **BEDROOM FOUR** 14' 9" x 15' 0" (4.49m x 4.57m)

Aspect to rear.

#### **BATHROOM**

Fully tiled, separate shower cubicle, panel enclosed bath, wash hand basin with drawer under, dual flush wc.

#### **OUTSIDE**

The property enjoys mature tree lined gardens that benefit from a high degree of privacy. The frontage has secured gated access with gravel forecourt and driveway leading to a detached garage. The rear garden is West facing and has a central lawn that is boarded by mature flower and shrub beds. To the immediate rear of the property there is a raised terrace that has steps down to the formal garden. Summerhouse.

#### **EPC**

EPC Rating C.

#### **AGENTS NOTE**

These particulars are issued on the understanding that all negotiations are conducted through Elliot Heath Estate Agents. Every care has been taken to ensure the accuracy of these particulars, but such accuracy cannot be guaranteed, and they are not to be taken as forming part of any contract. Elliot Heath have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.



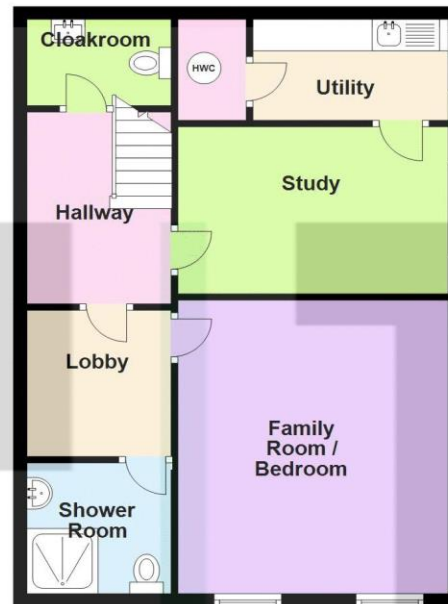








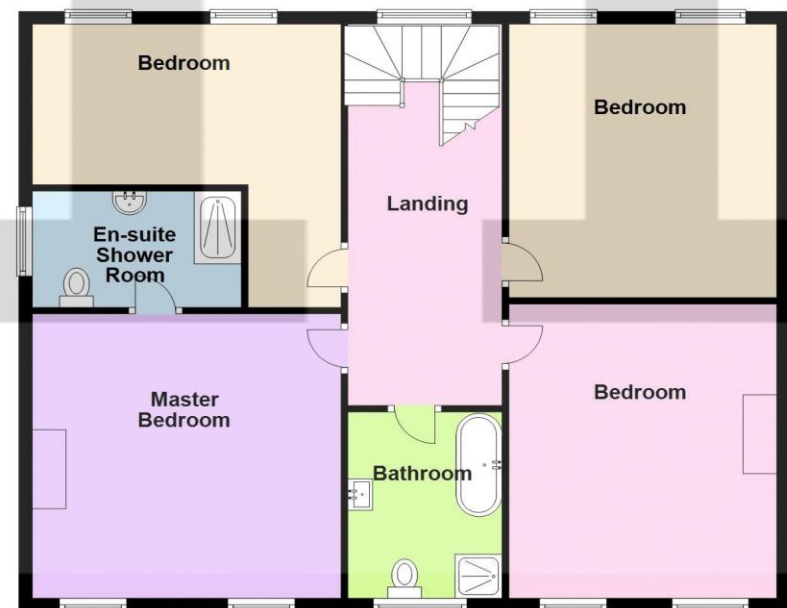
**Lower Ground Floor**  
Approx. 56.9 sq. metres (612.9 sq. feet)



**Ground Floor**  
Approx. 100.6 sq. metres (1083.0 sq. feet)



**First Floor**  
Approx. 100.6 sq. metres (1083.0 sq. feet)



Total area: approx. 258.2 sq. metres (2778.9 sq. feet)





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